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Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Jonathan Edelson, Chair ~ Kay Wisniewski, Vice-chair

Lynn-Steven Engelke, Architectural Committee Chair

Chris Esoldo ~ Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski
Virginia (Ginny) Thomas, Columbia Council Representative



May 8, 2018

OMCA Regular Board Meeting

Ms. Cederbaum called the regular meeting of the OMCA Board of Directors to order at 7:05 p.m.

Present: Jonathan Edelson, Board Chair; Chris Esoldo, Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Bill McCormack Jr. (arrived at 7:16 p.m.); Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Liz Crammond

Also present: See resident list.

Ms. Cederbaum called for nominations for the election of new Board Officers.

Ms. Engelke nominated Mr. Edelson for Board Chair. **Mr. Esoldo** seconded, and Mr. Edelson's nomination was approved (4-0-0).

Mr. Edelson assumed leadership of the meeting.

Mr. Edelson nominated Mr. Esoldo as Board Vice-Chair. **Ms. Engelke** seconded, and Mr. Esoldo's nomination was approved (4-0-0).

Mr. Edelson resumed the regular order of business.

- **Ms. Engelke** motioned to amend the May 8, 2018 agenda (ATTACHMENT "A") to meet as the Architectural Committee before the Board Bulletin Board at 8:35 p.m. **Mr. Edelson** seconded. The Board voted to approve the amendment (4-0-0). The Board then voted to approve the agenda as amended (4-0-0).
- **Mr. Edelson** motioned to accept the April 24, 2018 OMCA Board meeting minutes (ATTACHMENT "B"). **Mr. Esoldo** seconded, and the motion passed (3-0-1).

Resident Remarks

In honor of Oakland Mills' 50th Birthday, Brian Donoughe presented to the Board a metal star with the Maryland flag painted on it for installation on the exterior of The Other Barn. Mr. Donoughe said he was a long-time resident of Oakland Mills and that he wished to give back to the community by donating the star, which he hand painted. **Ms. Cederbaum** said the star would be installed on the upper front center of the exterior of The Other Barn as was typical for such decorations on barns. Mr. Donoughe said he

would work with Ms. Cederbaum to make the star mountable. **Ms. Cederbaum** said installation would need to be coordinated with CA.

Board Action Items

Call for nominations for Architectural Committee

- **Mr. Edelson** nominated Ms. Engelke to continue as Architectural Committee Chair. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Mr. Verchinski, Mr. McCormack, Mr. Edelson, Ms. Engelke, Mr. Esoldo, and Ms. Crammond to the Oakland Mills Architectural Committee board. **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Mr. Edelson** called for four Board members to be sent to Columbia Association for CA's approval to sit on the OMCA AC as CA's appointed members. **Mr. Esoldo** seconded, and Mr. McCormack, Mr. Edelson, Mr. Verchinski, and Ms. Engelke's names will be sent to CA. (5-0-0).
- **Mr. Edelson** motioned to appoint Michael Vaughan (Chair), Elinda Dennis, Marcelo Amador, Susan Lynn, and Kay Wisniewski as RAC committee members. **Mr. Esoldo** seconded, and the motion passed (5-0-0).

Mr. Edelson motioned to appoint Ms. Cederbaum to continue as village manager of Oakland Mills. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Discussion of OMCA Standing Committees and Appointment of Chairs, Liaisons, and Representatives to current OMCA Standing Committees

- **Mr. Edelson** nominated Mr. Verchinski as Oakland Mills' BWI Roundtable liaison. **Ms. Thomas** seconded, and the nomination was accepted (5-0-0).
- **Mr. McCormack** motioned for the continuation of the Education Committee with Mr. Edelson as Chair. **Ms. Thomas** seconded, and the motion passed (5-0-0).
- **Mr. Edelson** motioned for the continuation of the Housing Committee with Mr. McCormack as Chair. **Ms. Thomas** seconded, and the motion passed (5-0-0).
- **Mr. Edelson** motioned for the continuation of the Safety and Security Committee with Steve and Judy Gottsagen as Co-chairs. **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. Esoldo** called for a discussion on combining the Open Space and Public Space committees. A discussion ensued regarding resident understanding of the purpose of the committees and overlapping and separate responsibilities of the two committees. Options to continue with sub-committees were also discussed. **Mr. Edelson** motioned to continue the Public Space Advisory Committee and Open Space Advisory Committee as collaborative entities. **Mr. McCormack** seconded, and the motion passed (5-0-0). **Mr. Edelson** nominated Mr. Esoldo as the Chair of the Public Space Advisory Committee and Mr. McCormack and Gerry Witte as Co-chairs of the Open Space Advisory Committee. **Ms. Thomas** seconded, and the motion passed (5-0-0).

Appointment of CA Advisory Committee Representatives:

- **Mr. Edelson** nominated Mr. Verchinski as OM's CA Senior Advisory Committee representative. **Ms. Thomas** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Jim Alvey as OM's CA Tennis Advisory Committee representative. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Sheila Robinson as OM's Watershed Advisory Committee representative. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).

New Business

Vacant Board Position

- **Mr. Edelson** reviewed the need to appoint a new Board member to fill the Board vacancy.
- **Ms. Cederbaum** proposed that the Board follow the same process that was followed for the 2017-18 Board vacancy. She reviewed the process that was used.
- **Mr. Esoldo** motioned to fill the Board vacancy. **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to follow the same process for appointing a new Board member to fill a Board vacancy. **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Cederbaum** discussed the schedule for appointing the new Board member. Publication of the vacancy and call for applications would go out within a couple of days with a deadline for candidate interest on May 24th. Then, if enough candidates applied, a sub-committee would meet by June 6th to decide on two candidates to present to the Board. **Mr. Edelson** asked which Board members would be interested in serving on the sub-committee. **Ms. Engelke, Mr. Esoldo, and Mr. Edelson** volunteered. The Board agreed to meet with the candidate(s) before the June 12th Board meeting and vote at that meeting on which candidate to appoint to the Board.

Street Beautification and Block Party Contributions

- **Mr. Edelson** explained that, due to seasonal timing, the Board usually votes at the first meeting of the Board year on contributions for street beautification and block parties without waiting to bring the issue back as old business at the next meeting. He reviewed what the contributions were.
- **Ms. Engelke** motioned to contribute \$900 to street beautification (\$75/street, 12 streets total). **Mr. Edelson** seconded, and the motion passed (5-0-0).
- **Ms. Cederbaum** said that on May 31st the Village will hold a master gardener discussion on cul-de-sac beautification.
- **Ms. Cederbaum** said that Phil Engelke talked to John McCoy, manager of CA Watershed, and the two have arranged to obtain 50 native trees to be planted in the fall. The plan was to hold a lottery in the fall in conjunction with OM's 50th Birthday to allot the trees to residents to be planted.
- **Mr. McCormack** motioned to contribute \$400 to block parties (\$25/street, 16 streets total). **Mr. Verchinski** seconded, and the motion passed (5-0-0).

Board Chair Report:

- **Mr. Edelson** updated the Board on the TSES renovation/replacement project. He said the IAC meeting was moved to May 31st, the same day as simulated congressional hearings at SFES and TSES. This would make it difficult for the principals and PTA presidents of both schools to attend the IAC meeting.
- **Mr. Edelson** also reported that he received a response to his Maryland Public Information Act request for all correspondence pertaining to TSES. HCPSS's MPIA officer sent a link to the packet the school system sent to the last county budget work session, explaining that all information pertaining to TSES was contained in the packet. **Mr. Edelson** said there was a gap in communication between the time HCPSS received notification from the state that it would only fund a renovation and the time that the School Board, TSES principal, and public was informed.
- **Mr. Edelson** said there are other issues such as the immersion program, which has not been specified enough for the State to make an informed decision regarding the TSES rebuild. He recommended that the Board force the immersion program issue.
- **Mr. Edelson** reported that the School Board stands by its vote to replace TSES. He suggested that the County provide funding for the replacement if the state did not.
- **Ms. Thomas** asked if state funds that had been designated for renovations could be used for a replacement school. **Mr. Edelson** agreed that it was a question that needed to be answered.
- **Mr. Edelson** commented on the school system's prioritization process for school replacement/renovation. He said it was based on capacity, not age and need of facilities. He said this

meant that older schools like those in OM have been left to age while schools in newer areas of the County that had capacity issues have received more attention.

- The Board discussed maintenance issues at OM schools. **Mr. Esoldo** suggested getting students involved in requesting that the school system maintain OM school facilities. **Mr. Edelson** said he would continue sending pictures of school facility maintenance issues to the school board.

Columbia Council Representative Report

- **Ms. Thomas** asked for the Board's opinion on the construction of a Royal Farms on Snowden River Parkway. The Board members expressed their opinions that the business was not warranted due to traffic and access issues in the area as well as compatible use issues.
- **Ms. Thomas** reported on the Long Reach redevelopment zoning meeting on May 7th. She said that there seemed to be some resistance on the zoning board to the redevelopment project and that the board went into closed session twice during the meeting. She said Josh Friedman of the Long Reach Board testified at the meeting.
- **Ms. Thomas** also discussed the CA process for analyzing its business model and the neighborhood centers. She discussed CA issues with zoning.

Manager's Report

- **Ms. Cederbaum** referred to her printed report (ATTACHMENT "C").
- **Ms. Cederbaum** reported on the CA management contract. Ms. Cederbaum said she would forward the final draft of the Management Contract to the Board members. She said she would have the Board sign the contract and related documents after the contract was finalized and that the contract needed to be signed by the end of May.
- **Ms. Cederbaum** reported on the OM 50th Birthday kickoff event. She said talent show forms were still being accepted. She said that she would be sending out an email every day to explain different aspects of the celebration. She said alcohol would be available after the school performances and throughout the talent show. County Executive Kittleman and Councilman Ball were invited to give remarks.
- **Ms. Cederbaum** discussed open space issues around the Village. She said weeds were building around The Other Barn and that open spaces in the village had not been well maintained this season. She requested that CA take care of the issues and reported that CA said the areas around The Other Barn would be taken care of before the 50th kickoff event. **Mr. McCormack** asked to meet with Ms. Cederbaum to discuss the issues so he could contact CA.
- **Ms. Cederbaum** said most of the work on the pedestrian bridge had been completed but that power washing still needed to be done and a date would be set for the grand opening.
- **Ms. Cederbaum** reported on the successful shredding event and plant sale, which sold out. She reported that people had been purchasing flags and magnets from the Village office.

Committee Reports

Safety and Security

Referred to the written report (ATTACHMENT "D").

BWI Roundtable

- **Mr. Verchinski** said the next BWI Roundtable meeting would be held on May 15th. He said state litigation was being taken off the table. Governor Hogan sent a letter to the FAA saying that the state was interested in entering into a memorandum of understanding. **Mr. Verchinski** expressed his concern that this action would exclude the BWI Roundtable from the decision-making process.
- **Mr. Verchinski** said there might be some relief for OM residents from airplane noise. He said another

superhighway had been proposed to break airplane traffic into two tracks. He said that this solution still would not provide true dispersion of airplane traffic.

Architectural Committee

Ms. Engelke presented two 15-day notice letters for consideration:

- **Ms. Engelke** motioned to send a 15-day notice to the property owner of 5462 Delphinium Court, and, if there was no response, to send the case to CA. **Mr. Edelson** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to send a 15-day notice to the property owner of 9498 Kilimanjaro Road and, if there was no response, to send the case to CA. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Bulletin Board

- **Mr. McCormack** discussed CB-20. He said none of the amendments to the bill that were listed online included the amendments he recommended. He said once the bill was passed, he would email the County to see if it would take up a bill to deal with the public nuisance issue.
- **Mr. McCormack** asked questions regarding the CA reforestation project. **Ms. Engelke** attended the planting event and discussed the success of the project. Nearly 100 volunteers attended.
- **Mr. Edelson** said that he followed up with Jane Dembner regarding the Columbia Housing Center program. **Ms. Thomas** said she asked for a business plan from the group. She reported that the program received \$5000 from CA's Department of Community Services.
- **Mr. Esoldo** asked that the Board encourage residents to use the See Click Fix app.
- **Ms. Cederbaum** reported on her attendance at the twelve week Citizen Police Academy.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:02 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items from May 8:

Board: none

Staff: Ms. Cederbaum to advertise vacant seats

Ms. Cederbaum to forward Management Contract to board

Ms. Cederbaum to send names of OMCA Board to CA for appointment to OMCA AC

Ms. Cederbaum to advertise street beautification and cul de sac funds.

Action Items from April 24

~~Board: Mr. McCormack to provide Ms. Cederbaum with CB-20-2018 letter for email to community~~

Action Items from March 27:

Board: Board members find out if Thunder Hill residents have concern with Summer Hollow Lane entrance into Blandair Park North