



oakland mills
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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 ~ Chris Esoldo, Vice-chair

Lynn-Steven Engelke, Architectural Committee Chair

Liz Crammond ~ 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



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Village Board**

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Liz Crammond, Jonathan Edelson, Lynn-Steven Engelke,
Chris Esoldo, Bill McCormack Jr., Paul Verchinski
Columbia Council Representative: Virginia (Ginny) Thomas

**Meeting Agenda
May 8, 2018**

Board Meeting

7:00 p.m. Opening of meeting by Sandy Cederbaum, Village Manager

**Village Manager calls for election of new Board Officers:
Board Chair Nominations and Vote
Board Vice Chair Nominations and Vote**

7:10 p.m. Resume regular order of business
Approve the agenda for tonight's meeting
Approve **April 24, 2018** minutes

7:15 p.m. Resident Remarks

7:20 p.m. Board Action Items
Architecture Committee Chair Nominations & Vote

Appoint members to Architecture Committee--Usually all Board members are appointed to this committee; all must seek a letter of compliance

Appoint four (4) OMCA Board members--to be sent to Columbia Association for CA's approval to sit on OMCA AC as Columbia Association's appointed members.

Appoint 2018-2019 Residential Architectural Committee (RAC)--as recommended by the Covenant Advisor for Applications

Current RAC members: Michael Vaughn (Chair), Elinda Dennis, Marcelo Amador
Susan Lynn, Kay Wisniewski

Appoint Village Manager—Per OMCA By-Laws, Article VI, Officers, Sec. 4.02

Appoint Chairs, Liaisons and Representatives to current OMCA Standing Committees:

BWI Roundtable Liaison

Education Chair

Housing Chair

Safety & Security Committee Liaison and Chair(s)

Public Space Advisory Committee Chair

Open Space Advisory Committee Chair(s)

Appointment of CA Advisory Committee Representatives:

**Senior Advisory Committee
Tennis Advisory Committee
Watershed Advisory Committee**

7:45 p.m. New Business

Vacant Board Position, Board Discussion

Vote to contribute \$900 to street beautification that would be \$75/street, total 12 streets.

Vote to contribute \$400 for block parties that would be \$25/street, total 16 streets.

8:00 p.m. Board Chair Report

8:10 p.m. Columbia Council Rep. Report, *Virginia (Ginny) Thomas*

8:20 p.m. Manager's Report, *Sandy Cederbaum*
Distribute Board folders and forms to sign

8:30 p.m. Committee Reports
BWI Roundtable, Paul Verchinski

8:35 p.m. Board Bulletin Board

8:45 p.m. Adjourn

Upcoming Events – for event details go to <http://oaklandmills.org>

All events are held at The Other Barn unless otherwise noted

May 5, 8:30 a.m. – 11:30 p.m., Shredding truck for OM residents

May 8, 7:00 p.m. – OMCA Board Meeting

May 19th, all day, OMCA 50th Birthday Kickoff Celebration

May 22, 6:00 p.m., OMCA Education Committee

May 22, 7:00 p.m., OMCA Board Meeting



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Lynn-Steven Engelke, Architectural Committee Chair

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

April 24, 2018

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

Present: Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Chris Esoldo; Judy Gottsagen; Bill McCormack Jr. (arrived at 7:15 p.m.); Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Paul Verchinski

Also present: See resident list.

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the April 10, 2018 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Gottsagen** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to accept the April 24, 2018 agenda (ATTACHMENT "B"). **Ms. Wisniewski** seconded. **Ms. Engelke** motioned to amend the agenda to move the 3rd and 4th Quarter Resident Architecture Committee (RAC) report to New Business. **Mr. Edelson** seconded, and the motion passed (5-0-0). **Mr. Edelson** motioned to amend the agenda to discuss changing Mr. McCormack's testimony to a letter to the County Council during Old Business. **Ms. Engelke** seconded, and the motion passed (5-0-0). The Board voted to accept the agenda as amended (5-0-0).

Resident Remarks

- Resident Paul Wisniewski reported on the Poker Run portion of OM's 50th Birthday Kickoff Celebration. He discussed the timing of the Run. He said he would be making a flier with information for the event. He also asked for suggestions for volunteers to run the stations. The Board and other residents suggested several people. **Mr. Esoldo** expressed concern about changing the name of the Poker Run and said that it would be better to keep the name the same for those who would recognize what a Poker Run is. He said water would also be needed at each station.
- Resident Lena Kennedy spoke about the Neighborhood Centers. She said she testified about the issue at CA's work session on April 12th. She pointed out that the Neighborhood Centers could be put to different uses, depending on the needs of the community at the time and said that she felt the recommendations for the Neighborhood Centers were very short-sighted.
- Joel Hurewitz spoke about the Verizon utility boxes. He said Verizon is in the process of retiring its copper telephone wires, which means the junction boxes will have no use anymore. He said he testified concerning the issue and had gotten letters of support from other villages. He said he was told the Public Service Commission (PSC) would do something about the boxes if Verizon did not remove them. He

said he was waiting for the PSC's decision about the issue. If the issue was not taken up, he would have to go back to the Maryland General Assembly to try to get legislation passed. He said that the PSC can only deal with the copper wire issue, not Comcast or Fios. **Ms. Wisniewski** asked that Mr. Hurewitz send the Board a copy of the letter he plans to send. He said Ms. Thomas brought the issue to CA. **Mr. Esoldo** said he took note of the issue since he was the OM Public Space Committee chair. He said he would try to get it on the committee's agenda after the new Board year.

- Resident Alex Reid spoke about the Neighborhood Centers and their importance to the community. He said that removing amenities like the Neighborhood Centers is not consistent with trying to keep the socioeconomic and cultural diversity of the community. He said he supported trying to keep the Neighborhood Centers open and having CA invest in improving or maintaining the existing infrastructure.

Covenant Advisor Report on 3rd and 4th Quarter RAC Applications

Carrie Wenzholz, Oakland Mills Covenant Advisor for Applications, shared her 3rd and 4th quarter report on RAC applications (ATTACHMENT "C"). She reported on the RAC's success dealing with the increased number of applications the past two years. She said OM would be sending out postcards to follow up with any alterations that have been made with RAC approval. OM would be the first village to perform this follow-up. A discussion ensued regarding the follow-up procedure and individual application cases. **Mr. McCormack** applauded the new follow-up procedure. **Ms. Engelke** said she and the RAC would meet after the current season of applications slowed down to discuss any changes that needed to be made to the Architectural Guidelines. She expressed her appreciation of the improved exterior conditions of Oakland Mills homes. **Ms. Wisniewski** thanked Ms. Wenzholz for transfer of RAC data from the Fortis database to the new Docuware online database, which has streamlined the decision-making process.

New Business: Neighborhood Centers

- **Mr. Edelson** reviewed the history of CA's decision-making process regarding continued use or closing of village Neighborhood Centers. He said the CA Board seemed to understand resident and business owners' concerns and were careful to clarify that CA President Milton Matthew's presentation during the work session on April 12th was only a recommendation, not a decision. **Mr. Edelson** expressed his concern that Mr. Matthews said he invited the village managers on the tours of the Neighborhood Centers and pointed out that he had emails that indicated otherwise. He also expressed his concern that the villages had not been asked to provide utilization rates as part of CA's Neighborhood Center utilization data.
- The Board and residents discussed ownership of the Neighborhood Centers.
- **Ms. Thomas** explained CA's process for improving its facilities and pointed out that this assessment of Neighborhood Centers was part of the budget process. She said the CA Board has asked Mr. Matthews to work on his recommendations more. She said that she thought the CA Board didn't have enough information yet to make a decision regarding the Neighborhood Centers. She asked that community members email their concerns and questions to her and the other Board members.
- A discussion ensued between the Board and residents regarding Jim Rouse's original vision for the Neighborhood Centers. They discussed the differences between newer villages who do not have Neighborhood Centers and older villages that are more spread out and were built with a different vision of the community. A resident pointed out that the original vision for Columbia was about the needs of the community, not money. **Ms. Thomas** said she asked CA for a profile of every Neighborhood Center and how its being used, including improvement cost.
- **Ms. Cederbaum** said Mr. Matthews asked the village boards to decide the best way to use their Neighborhood Centers by the end of May but that the villages could take their time to make the decision. She said the OM Board needed to decide its response.

Old Business

Housing

Mr. McCormack reported on his testimony to the County Council on April 16th regarding CB 20-2018. He said he was told at the meeting that it would probably be a two-part process, but the bill was not included on the County Council's next work session agenda. He also said that none of the amendments he recommended were made to the original bill, despite support expressed by members of the County Council. **Mr. McCormack** motioned for the Board to write a letter to the County Council urging them to amend CB 20 with the Baltimore County/Baltimore City ordinances per his testimony. **Mr. Edelson** seconded. A discussion ensued. The Board voted, and the motion passed (6-0-0).

Donations

Mr. Edelson reviewed the donations the Board discussed at the April 10th Board meeting. \$500 per school was recommended, coming to a total of \$2500. **Mr. Edelson** motioned to allocate \$2500 in funds to the PTA/PTSAs operating at schools within Oakland Mills with \$500 going to each. **Ms. Engelke** seconded, and the motion passed (6-0-0).

Mr. Edelson acknowledged Ms. Gottsagen for her service on the Board. This was **Ms. Gottsagen's** last Board meeting as a Board member.

Incoming 2018-2019 OMCA Board and CCR Appointment

- **Mr. Edelson** motioned to appoint the following individuals to serve as members of the 2018 – 2019 Oakland Mills Board of Directors for the term of May 1, 2018 through April 30, 2019: Liz Crammond, Jonathan Edelson, Lynn Engelke, Chris Esoldo, Bill McCormack Jr., and Paul Verchinski. **Ms. Wisniewski** seconded, and the motion passed (6-0-0).
- **Mr. Edelson** motioned to appoint the following individual to serve as the Columbia Council Representative for Oakland Mills for the term of May 1, 2018 through April 30, 2019: Virginia (Ginny) Thomas. **Ms. Gottsagen** seconded, and the motion passed (6-0-0).
- **Mr. Edelson** congratulated and thanked the new Board and those who were retiring from the Board.

Board Chair Report:

- **Mr. Edelson** reviewed the letter County Councilmember Calvin Ball sent to the County Council requesting a change in the language of the County budget regarding the rebuild or renovation of Talbott Spring Elementary School (TSES). He listed bullet points he wished to include with his testimony, which will be given at the County school budget meeting on April 25th. His recommendations would include the TSES rebuild/renovation, and full funding of academics and pre-k. **Mr. McCormack** said to assume his approval if he did not get back to the Board and Mr. Edelson before the testimony was to be given. A discussion ensued. **Mr. Edelson** said he would send his testimony to the Board members for approval.
- **Mr. Edelson** said that the Maryland Interagency Committee on School Construction (IAC) would be meeting on May 8th to consider the appeal for the TSES rebuild vs. renovation. He said the Howard County PTA president and the principal of TSES would be writing letters to the IAC for the meeting. **Mr. Edelson** proposed that he take the points the Board had raised on the issue and send them in a letter to the IAC for its May 8th meeting. The Board agreed.
- **Mr. Edelson** reported on the state of businesses in the Village center.

Columbia Council Representative Report

Ms. Thomas reported on business development in Long Reach. She said the Howard County Zoning Board would meet on May 7th to consider the proposal for redevelopment of Long Reach. **Ms. Thomas** asked the Board if they would like her to testify. A discussion ensued about portions of a previous letter

regarding the issue that could be used for testimony at the Zoning Board's meeting. The Board agreed on the content and that **Ms. Thomas** would deliver the testimony. **Ms. Cederbaum** said she would work with **Ms. Thomas** on forming the testimony.

Manager's Report

Ms. Cederbaum referred to her printed report (ATTACHMENT "D").

FY19 Budget

Ms. Cederbaum reported on the FY19 budget (ATTACHMENT "E") and discussed changes she made from the previous draft of the budget that she presented at the April 10th OM Board meeting. **Ms. Wisniewski** moved to accept the budget as proposed. **Mr. Edelson** seconded, and the motion passed (6-0-0).

Oakland Mills 50th Birthday

- **Ms. Cederbaum** showed the Board the flier that was mailed recently advertising all the events going on this year for OM's 50th birthday and thanked Jackie Colvin, an OM resident and graphic artist, for creating the flier.
- **Ms. Cederbaum** reported on the plant sale and the garden flags that will be sold then.
- **Ms. Cederbaum** reported on the 50th Kickoff celebration and discussed contingency plans for the talent show.

Dumbwaiter

Ms. Cederbaum reported that the dumbwaiter broke down over the previous weekend. She said she noted on the repairman's report that the cause was not overloading.

CA/Villages Management Contract

Ms. Cederbaum reported that the contract itself was presented to Jane Dember, CA, in a final draft from the villages. CA will review and return the draft which may have changes. At that point the 10 villages will independently review and sign for the next contract term. The current contract will remain in effect until a new one is signed.

Committee Reports

Safety and Security

Ms. Gottsagen referred to her written report (ATTACHMENT "F"). She discussed security in the Village center. **Ms. Gottsagen** said she and her husband would continue to serve as co-chairs for the Safety and Security committee during the next Board year if desired. **Mr. Edelson** asked if **Ms. Gottsagen** would accept the nomination to continue as co-chair of the Safety and Security committee at the May 8th Board meeting. She said yes, but that she and her husband would be at the meeting.

Architectural Committee

- **Ms. Engelke** presented three 15-day notice letters for consideration:
 - **Ms. Wisniewski** motioned to send a 15-day notice to a business property owner. **Mr. Edelson** seconded, and the motion passed (6-0-0).
 - **Ms. Wisniewski** motioned to send a 15-day notice to a business property owner. **Mr. Esoldo** seconded, and the motion passed (6-0-0).
 - **Ms. Gottsagen** motioned to send a 15-day notice to a residential property owner. **Ms. Wisniewski** seconded, and the motion passed (6-0-0).
- **Ms. Engelke** shared the 2017-2018 Activity Report for Covenant Violations/Complaints (ATTACHMENT "G"). She reviewed stats on the report and compared them to the previous year's

stats. The Board discussed open cases.

Bulletin Board

- **Mr. McCormack** thanked **Ms. Gottsagen** and **Ms. Wisniewski** for their service on the Board.
- **Ms. Gottsagen** expressed her gratitude to the Board for serving with them. She said she would return to serve on the Safety and Security Committee.
- **Ms. Thomas** thanked **Ms. Gottsagen** and **Ms. Wisniewski** for their service.
- **Mr. Edelson** also thanked **Ms. Gottsagen** and **Ms. Wisniewski** for their service. He thanked the Board for supporting him as Board Chair and for their support while he dealt with the numerous education issues that came up during the year. He expressed his gratitude to the Board for responding quickly to all the letters and testimony that he sent them. He said he looked forward to working with the new Board in 2018-19.
- **Ms. Wisniewski** thanked the Board for its gift to her and for the time she has served on the Board.
- **Mr. Esoldo** also thanked **Ms. Gottsagen** and **Ms. Wisniewski**. He thanked the Board for mentoring him during his first year on the Board. He also thanked **Ms. Cederbaum** and **Ms. Carpenter** for helping him edit his remarks that went out to the community.
- **Ms. Cederbaum** said it was wonderful working with the Board and **Ms. Gottsagen** and **Ms. Wisniewski**.
- **Ms. Carpenter** asked the Board members to encourage people to apply for the OM talent show. She also thanked the Board for helping her through her first year working for the Board.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items from April 24

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

Action items from April 10:

~~Board: Mr. McCormack to send Ms. Cederbaum testimony for April 16 hearing on CB-20-2018 and forward copies of the recent Housing Committee meeting.~~

~~Mr. Edelson, Mr. Radhe and Ms. Cederbaum to discuss end of year financials.~~

~~Staff: Ms. Cederbaum submit Mr. Edelson's letter regarding the TDP to County.~~

~~Ms. Cederbaum to finalize the OMCA FY19 Budget~~

~~Ms. Carpenter to contact OMCA schools w/details on the talent show.~~

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

~~and schedule a Master Gardener presentation of cul-de-sac planting~~

Manager's Report

Submitted by Sandy Cederbaum on May 3, 2018 for the May 8, 2018 Oakland Mills Board Meeting

Updated Task list submitted.

Vacant Board Seat: Board will discuss process to fill the position on May 8, 2018.

Native Trees: CA will contribute 50 native trees to Oakland Mills for residents to plant in the Fall, 2018. We may consider a lottery drawing for the trees. Phil Engelke will coordinator with John McCoy.

Oakland Mills 50th Planning: Flyers mailed, street captains contacted, flags, magnets, door decal, bow flag and in-ground sign arrived. Flags and were sold at the plant sale and available for purchase. May 3 is the next planning meeting. Only 1 response to date for talent show. If we don't have enough participants we will host a movie in the Loft following the community dinner.

The Other Barn

Daily Issues that Manager is working on:

Neighborhood Centers: Board and tenants will provide a response to Andy Stacks questions and Village Manager's will meet with Dennis Matthey on May 9.

Management Contract: worked with three other managers and Jane Dembner on the upcoming management contract. Jane will present the final version to the villages in the next week. Managers will then present the final draft to their boards for review and signing.

Plant Sale – Unbelievable success! Plants were sold out before 10 a.m. Many thanks to everyone for their support and purchases and thanks most of all to Brigitta Warren for once again organizing a overwhelmingly successful event.

Bookkeeping, payroll, daily facility and HR issues.

Payroll, 401K audit and processing, employee HR issues, meeting agendas, and staff meetings along with facility related issues.

Finalizing end of fiscal year payrolls, banking issues.

Bill Deneau has started as the Covenant Advisor for Property Concerns and has been working alongside Bob Bellamy and also working on his own to get up to speed on the process.

Emails Listserv: 1267 emails (+2)

