



oakland mills
we value connections

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. ~ Larry Pretlow II ~ Paul Verchinski
Virginia (Ginny) Thomas, Columbia Council Representative



July 10, 2018

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

Present: Jonathan Edelson, Board Chair; Chris Esoldo, Board Vice-chair (left meeting at 8:10 p.m.); Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Liz Crammond; Bill McCormack Jr. (called in); Larry Pretlow II; Paul Verchinski; Amy Carpenter, Administrative Assistant.

Absent: Sandy Cederbaum

Also present: See resident list.

Opening of Meeting

- **Ms. Engelke** motioned to approve the June 26, 2018 minutes (ATTACHMENT "A"). **Ms. Crammond** seconded, and the motion passed (5-0-2).
- **Ms. Engelke** motioned to approve the July 10, 2018 agenda (ATTACHMENT "B"). **Mr. Esoldo** seconded, and the motion passed (7-0-0).

Ms. Crammond announced that she had accepted a new position as Executive Director of Bright Minds Foundation and due to a potential conflict of interest was resigning from the Oakland Mills Board, effective July 11, 2018. The Board congratulated her on her new position.

Resident Remarks

- Resident Kay Wisniewski showed a picture of a recently installed Verizon cable box that had been toppled near an OM Village Center sign. She suggested sending an email with the picture and others like it to residents to promote the upcoming Resident Speak Out. She said the pictures and a more specific description would help residents understand what the Speak Out was about and what issues the Open Space, Public Space, and Watershed committees addressed. **Mr. Esoldo** said he would find more pictures to be sent out in the email. Ms. Wisniewski and **Mr. Esoldo** said they would send the pictures to **Ms. Cederbaum** to be sent out in an email. The Board agreed.
- A resident expressed concerns about a neighbor's landscaping and how it was adding to area erosion. A discussion ensued regarding the area affected and who was affected by it. It was suggested that the resident could submit a complaint to a covenant advisor, and if it affected CA Open Space, OM could request that Open Space management monitor the erosion.
- A resident of a townhouse expressed concern about pesticide spraying and the lack of bees in her area. A discussion ensued regarding spraying and toxicity issues. **Mr. Edelson** said the County and the schools did not use sprays that would affect the bee population. The pesticide spraying appeared to be a private

ownership issue that OM covenants could not address.

New Business

Route 108/Mellenbrook/New Courthouse and Potential Traffic and Pedestrian Issues

- **Mr. Edelson** reviewed resident remarks from a Board meeting one month previous about the new county courthouse and potential traffic/pedestrian concerns. He pointed out that only a small portion of the intersection was part of Oakland Mills but that the Board could talk to the County and State about looking into the situation. **Mr. Edelson** asked if the Board would take up the issue. A discussion ensued. The Board agreed that it would like to take up the issue.
- **Ms. Engelke** suggested that the Board ask what safety plans the County already had planned and then ask if the County could incorporate further suggestions for safety into already existing plans.
- **Mr. Edelson** pointed out that Route 108 was a state road and the courthouse and roads were county-owned. He said the State and the County would need to work together to address safety concerns.
- **Mr. Edelson** recommended starting with a letter to the Office of Highways and Councilman Ball when sending the letter.
- **Mr. Verchinski** pointed out that the issue was a New Business item which could be brought back to another meeting as Old Business, which would give the Board time to consider the issue.
- The Board agreed that Mr. Edelson could draft a letter and submit the draft to the Board for consideration instead of bringing it back as Old Business.

Old Business

Weis Vacated Space

- The Board discussed whether to recommend that the County look into the Weis vacated space for its 50+ Center or a regional multigenerational center. Based on suggestions made during the discussion, **Mr. Edelson** presented three options for the Board to decide on:
 - 1- Since Cedar was negotiating with a potential tenant, table the vote and wait to see the results of the negotiation.
 - 2- Send a letter to the County suggesting that it consider Oakland Mills for its multigenerational center.
 - 3- Advocate for alternate uses of the space even while Cedar was in negotiation with a potential tenant, but not necessarily advocate for a multigenerational center
- A discussion ensued. **Mr. Edelson** suggested asking the county to consider a location in Oakland Mills for its center but not specifying a specific place for the center. **Mr. McCormack** said he read the Village Center Community Plan (VCCP) and that he saw nothing in it that precluded the Board from asking the County to explore the possibility of locating its 50+ Center in the Village center. He agreed with Mr. Edelson that the Board could ask the County to explore locations within OM for its center rather than endorse a specific location.
- **Ms. Thomas** said Dunkin Donuts had called and asked her to help in facilitating relations with the County. She said they might want to expand the existing facility and needed to ask the County about it.
- **Mr. Edelson** revisited options for the Board to vote on, based on its discussion:
 - 1- Send a letter to the county suggesting they look at OM for the multigenerational center but not specify the space
 - 2- Decide not to send a letter to the County
 - 3- Wait and see what happened with Cedar's current negotiations
- **Mr. Edelson** asked the Board for a decision. **Mr. Verchinski** motioned for the Board to send a letter to the County exploring the possibility of a multigenerational regional center to be located in Oakland Mills. **Mr. McCormack** seconded. 3 Board members voted to approve the motion (**Mr. Verchinski, Mr. Edelson, and Mr. McCormack**), none voted against, and 4 Board members abstained (**Ms.**

Crammond, Mr. Esoldo, Ms. Engelke, and Mr. Pretlow). **Mr. Edelson** tabled the vote for later in the meeting so that Ms. Carpenter could research rules concerning majority vote and abstentions.

Board Committees

- **Mr. Edelson** asked if the Board had proposals for committees other than Outreach and if they supported an Outreach Committee. The Board had no proposals for committees other than Outreach.
- **Ms. Crammond** described the work she had been doing on Outreach. She said it was more like a resident engagement committee: (1) finding out about residents in need of resources and aligning those needs and (2) engaging residents who were interested in volunteering but not necessarily serving on a board or committee, and aligning them with volunteer opportunities. She outlined some of the plans she had already made such as a Little Free Pantry, diaper drive, hygiene items, and bringing together knitters in the community to make hats and other winter items for children in OM schools.
- A discussion ensued regarding the order of how the committee should be formed. **Ms. Engelke** motioned to develop an outreach/community engagement committee. **Mr. Esoldo** seconded, and the motion passed (5-0-2).
- **Mr. Edelson** motioned to put Mr. Pretlow in charge of leading the outreach/community engagement committee. **Mr. Esoldo** seconded, and the motion passed (7-0-0).

Revisit of Tabled Vote Regarding the Weis Vacated Space

Ms. Carpenter read from Robert's Rules regarding majority vote and abstentions: "A majority vote is normally required to adopt a motion or to elect to office. It is defined as '*more than half*' of the votes cast by persons legally entitled to vote, excluding blanks or abstentions, at a regular or properly called meeting at which a quorum is present... There may be fewer votes cast than the number of members present, since some may choose *not* to vote—resulting in 'abstentions.' Only a majority of those *actually voting* is required" (page 66 of "Robert's Rules of Orders in Brief"). The rules stated that the abstentions were to be excluded, and the majority of votes cast would decide approval or rejection of the motion. Accordingly, the motion to send a letter to the County exploring the possibility of a multigenerational regional center to be located in Oakland Mills passed (3-0-4).

Board Chair Report

- **Mr. Edelson** reported on a meeting he had with Ms. Cederbaum and reps from the Columbia Housing Center. The Housing Center reps presented their goals for the center and its involvement with the community. They expressed their interest in meeting with village boards to educate them about the Center and diversity in the community. **Mr. Edelson** suggested that they ask for liaisons from each community to help familiarize them with the needs of each community. He also gave them feedback about how some of the Center's goals did not align with Oakland Mills goals. He advised them to work with schools to learn the needs of the communities. A discussion ensued. No action was taken.
- **Mr. Edelson** received a letter from the regulatory economist of the Maryland Public Service Commission (PSC) regarding a letter the Board sent about obsolete copper wire Verizon boxes in the community. The PSC was awaiting a response from Verizon outlining its plan to address the issue. The PSC said it would be holding a hearing in August on the issue and asked if OMCA would like send a representative to the hearing. **Mr. Edelson** said he had requested a copy of Verizon's letter. The Board agreed to postpone a decision until it received Verizon's response.

Columbia Council Representative Report

CA FY20 Budget

- **Ms. Thomas** reported that CA was in the process of finalizing its proposed FY20 Budget, which would begin May 1, 2019. She said CA would hold a meeting on the FY20 Budget on September 27th but that the main meeting on the budget at which the public and village boards and managers could express their

concerns would be October 11th. She said the final vote would be held on February 28, 2019.

- **Ms. Thomas** spoke about the Columbia Ice Rink and pointed out that other villages had received investment by CA into sports facilities. A discussion ensued about the ice rink.
- **Ms. Thomas** reported on the newly formed CA Climate Advisory Committee. She said the committee would hold its first meeting the following Wednesday night and that she would be attending the committee meetings as CA's liaison to the committee. She praised the committee and the involvement of many members of the community with the committee.

Committee Reports

Architectural Committee

- **Ms. Engelke** said she met with Ms. Cederbaum and Covenant Advisor for Property Concerns Bill Deneau to review all outstanding property concerns and consulted on content of a performance review for Mr. Deneau.
- **Ms. Engelke** updated the Board on three cases it had sent to CA at the last Board meeting. Of the three, two were rejected due to process issues and one was accepted.

Bulletin Board

- **Mr. Verchinski** said he had been appointed a public member of the Electric Vehicle Infrastructure Council by Governor Hogan. He reported that the council currently had two legislative goals: electric vehicle-ready construction and right-to-charge. He said right-to-charge was a covenant issue because townhouse and condo owners would need to place their chargers outside since they usually did not have an enclosed garage in which to install the chargers.
- **Mr. Edelson** commented on the success of OM's "Big" 4th of July Parade. He said that Ms. Cederbaum had already applied for a permit for next year's 4th of July parade. He also encouraged the Board to get the word out about free meals and weekend snack packs for children and youth. He reported that Friends of Bridge Columbia had invited the OM Board to its meeting at The Other Barn on October 9th at 6:00 p.m., which would be held right before the Board's regular meeting.
- **Ms. Carpenter** said that tickets were on sale for OM's annual pool party.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:47 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items:

Board – Mr. Esoldo to send broken cable box pictures to Ms. Cederbaum to be used in an email to community about July 18th meeting.

Staff – Ms. Cederbaum and Mr. Edelson draft letter to Office of Highways regarding roadway and pedestrian safety initiatives at 108/Mellonbrook as per the new county courthouse relocation to Bendix Road

Ms. Cederbaum – advertise vacant board position

Action items from June 26

Board: ~~Ms. Crammond will send Ms. Cederbaum a letter about Patapsco State Park~~

Staff: Obtain Weis stats on WIC and Snap purchase data

add Weis discussion to Old Business for July 10

~~Ms. Cederbaum send board electronic version of VCCP, Feasibility Study, and Columbia Market Survey~~

Action items from June 12

Action Items from May 22:

Board: Mr. McCormack – continue to follow up w/Mr. DiTomasso to obtain requested information from Mr. Engel (HC Housing Commission

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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Columbia Council Representative: Virginia (Ginny) Thomas

Oakland Mills Board of Directors Meeting Tuesday, July 10, 2018

- 7:00 p.m.** **Opening of meeting**
Approve Minutes from June 26, 2018 Board Meeting
Approve Agenda for July 10, 2018 Board Meeting
- 7:05 p.m.** **Resident Remarks** (5 min)
- 7:10 p.m.** **New Business** (10 min)
Route 108/Mellenbrook/Bendix Road intersection and potential impact the new Courthouse will have on the nearby roads/sidewalks/paths. Board Discussion
- 7:20 p.m.** **Old Business** (10 min)
Discussion of Weis vacated space, Board Discussion

Board Committees, Board Discussion (10 min)
- 7:40 p.m.** **Board Chair Report,** Jonathan Edelson (10 min)
Board Chair follow-up on meeting held with Columbia Housing Center committee members
- 7:50 p.m.** **Columbia Council Rep. Report,** Virginia (Ginny) Thomas (10 min)
Discussion of Columbia Association's budget process
- 8:00 p.m.** **Committee Reports** (10 min)
Architecture, Lynn Engelke
- 8:10 p.m.** **Board Bulletin Board** (5 min)
- 8:15 p.m.** **Adjourn**

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

All events are held at The Other Barn unless otherwise noted

July 10, 7:00 p.m., OMCA Board Meeting

July 17, 7:00 p.m., Solar Presentation

July 18, 7:00 p.m., Resident Speak out on Open Space, Public Space & Watershed

July 24, 6:00 p.m., Education Committee Meeting

July 24, 7:00 p.m., OMCA Board Meeting



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June 26, 2018

OMCA Regular Board Meeting

Mr. Esoldo called the regular meeting of the OMCA Board of Directors to order at 7:00 p.m.

Present: Chris Esoldo Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Liz Crammond; Bill McCormack Jr. (called in); Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Jonathan Edelson; Larry Pretlow II

Also present: See resident list.

Opening of Meeting

- **Ms. Engelke** motioned to strike the second bullet point under resident remarks for the June 12, 2018 minutes (ATTACHMENT "A"). She said that the individual spoke as a political candidate's representative and that his visit and remarks could be interpreted as a subtle form of campaigning since the candidate was running for state election and currently represented an area other than Oakland Mills. **Mr. Esoldo** seconded, and the motion passed (4-0-1). **Ms. Engelke** motioned to approve the June 12, 2018 minutes as amended. **Ms. Crammond** seconded, and the motion passed (4-0-1).
- **Ms. Engelke** motioned to approve the June 26, 2018 agenda (ATTACHMENT "B"). **Ms. Crammond** seconded, and the motion passed (5-0-0).

Resident Remarks

Atholton resident Geoffrey Lindsey, friend of many OM residents and advocate for disabled residents who could not attend the Board meeting, spoke concerning the former Weis vacated space. The residents he had spoken with were willing to sign a proposal (petition) to fill the vacant Weis space. He said it was very difficult for the disabled and elderly to travel outside of the village to buy groceries. **Mr. Esoldo** said the issue was on the agenda and would be discussed soon. He explained that the space was not owned by the village but by a private realty company.

Old Business

Discussion of Weis Vacated Space

- **Mr. Verchinski** reported on the East Columbia 50+ senior center meeting on June 14th. He said two constraints were mentioned regarding the Cradlerock location: (1) Howard County Parks and Recreation wanted to put two ball fields in, adjacent to the senior center and (2) traffic increase in an already congested area. One recommendation was to conduct a traffic study. Other people were concerned about

lighting in the area—too little would be a safety issue, too much would be an irritant. **Mr. Verchinski** pointed out that the Weis space would solve both of those problems. He said he received many positive responses to his proposal of the Weis space for the 50+ Center.

- **Mr. Esoldo** reiterated that the Board had no decision-making power regarding the Weis space. It could only make recommendations to Cedar Realty.
- **Ms. Engelke** brought up several objections to the Weis 50+ Center proposal. She said a senior center would be contrary to the Village Center Community Plan (VCCP) and that it disrespected the residents who participated in both the VCCP and the Oakland Mills Village Center Redevelopment Feasibility Study, providing no opportunity for resident input. She said that it fueled rumors circulating about a new tenant for Weis, which was counterproductive to Cedar’s marketing process. In addition, the proposal would disregard the wishes of current East Columbia 50+ users who valued the location near the library. She also said that the proposal could potentially derail and/or partially defund the accelerated schedule proposed by County Executive Allen Kittleman. She cited a Howard County news release regarding the 50+ Center which stated that if the feasibility study found that the Cradlerock property could not accommodate the center, the County would then try to find another location.
- **Ms. Thomas** asked if the VCCP recommended not having a grocery store. **Ms. Engelke** answered that she didn’t think it prohibited a grocery store but rather recommended the most economically feasible solution and something that would draw younger people to the community.
- **Ms. Crammond** pointed out that, while alternative shopping models were viable, the Board should be aware in its recommendations that alternative payments like Women, Infants, and Children (WIC) and Supplemental Nutrition Assistance Program (SNAP, formerly food stamps) were only available at certain stores and often not at smaller grocery stores. She also said smaller grocery stores might have higher prices for fresh fruits and vegetables and that the quality of shopping options should be considered.
- **Mr. Verchinski** said that online food shopping was replacing brick and mortar shopping. **Mr. Esoldo** agreed that any decision made by Cedar would of necessity be economically based. He said that it was a difficult “chicken and egg” situation. Stores would not come to the area unless there were enough residents (customers) to support the store, but developers would not build more housing unless there were enough stores to support the resident influx. **Ms. Crammond** argued that WIC and SNAP payments could not be used as payment for online grocery purchases. She recommended seeking Weis purchasing data to see how residents used their food assistance benefits. A resident suggested that, if the data could not be obtained from Weis, perhaps the government would release its own data.
- The Board and residents discussed other grocery store options and the challenges faced in drawing a grocery store to the area. A resident asked if it would help for OM residents to send letters to grocery stores recommending the village center for a future store. **Ms. Cederbaum** said it would be very helpful since customer input was one factor grocers considered when looking at a new location. She also recommended contacting the leasing agent for the space. **Mr. Esoldo** recommended that residents contact Ms. Cederbaum for contact info.
- **Ms. Thomas** said that while the community searched for solutions regarding the Weis vacated space, residents could also look into alternative solutions such as finding ways to help the disabled and elderly get to the store (e.g. ride programs).
- A resident asked about Dunkin Donuts. **Ms. Cederbaum** said Cedar continued to report that the business was working on getting permits for the space and was still on track to open in the fall. The resident thanked the Board and Ms. Cederbaum for taking residents’ phone calls and being aware of their needs.
- After further discussion, the Board decided to bring back as Old Business (July 10th Board meeting) the issue of sending a letter to the County recommending it consider the vacant Weis space for the 50+ center. This would allow sufficient time to study the VCCP and other important documents. It would also allow the County sufficient time to respond before its next 50+ Center meeting on August 10th if the Board decided to send a letter. The Board agreed to study the VCCP, the OM Redevelopment Feasibility

study, and the Columbia Market Study.

Columbia Council Representative Report

Encroachment of CA Open Space Notification Process

- **Ms. Thomas** explained that CA began using a Geographic Information System (GIS) on Open Space property and had found encroachment by some properties onto CA open space. She said CA would be getting tougher on enforcement of such encroachment. She said if it was a major encroachment, CA would ask that it be removed. For minor encroachments, CA would ask owners to take the property down if it began to deteriorate. A discussion ensued. **Ms. Cederbaum** said that on the exterior alteration application, there was a caveat that the owner could not build on CA property. **Ms. Engelke** said the Architectural Committee could only decide if something was built according to the architectural guidelines, not if it was built on the property.
- **Ms. Cederbaum** asked if CA could work with a lawyer to form wording that could be added to the villages' letters of covenant compliance.
- **Mr. McCormack** said it was up to the owner to know where their property line was. He said each property in Oakland Mills had metal pins delineating its boundaries which could be located with a metal detector.
- **Ms. Thomas** said that owners were being given time to remove major encroachments but that the property would need to be removed before the house was sold. **Ms. Thomas** said that she wanted to ensure that each village had a copy of CA's record of the encroachment.

Manager's Report

- *FY18 4th Quarter and Year End Financial Statement:* **Ms. Cederbaum** referred to her printed manager's report (ATTACHMENT "C") and reported that the village had a cash reserve over 15% this fiscal year. As per the management contract the cash reserve over 15% would return to CA. **Ms. Engelke** motioned to approve the FY18 4th Quarter and Year-End Financial Statement. **Ms. Crammond** seconded, and the motion passed (5-0-0).
- **Ms. Cederbaum** shared a letter and drawing from Raegan Matthews, daughter of Stevens Forest Elementary School paraeducator Mr. Matthews, thanking Oakland Mills for its donation to her family.
- **Ms. Cederbaum** reported that she, Ms. Crammond, Brigitta Warren, and Ms. Carpenter met to discuss community outreach initiatives.
Ms. Cederbaum said the police summer mobile rec center would meet on Tuesdays at Talbott Springs Neighborhood Center and Fridays at Blandair Park. Adventures in Camp was open for the summer at Stevens Forest Neighborhood Center.

Committee Reports

Safety and Security

- Judy and Steve Gottsagen gave their Safety and Security report (ATTACHMENT "D"). She said that there had been a few vehicle break-ins and reminded residents to lock their cars and report any break-ins.
- Ms. Gottsagen gave details about the upcoming Bike with a Cop event on August 16th.
- Ms. Gottsagen said another Coffee with a Cop event was being planned for September or October.
- Ms. Gottsagen stressed the importance of locking interior garage doors (house doors) and said if anyone had any concerns to contact her.

Architectural Committee

- **Ms. Engelke** again commended Ms. Carrie Wenholz, OM Covenant Advisor for Applications and Mr. Bill Deneau, OM Covenant Advisor for Property Concerns, on their recent work. She said the results of their work was visible in the community.
- **Ms. Engelke** shared a letter that Holly Court sent to its residents that was based on OM's 2016 Property Pride letter. She praised the letter, especially since it referred the residents to contractors and showed examples of how properties could be improved regarding a specific issue.
- **Ms. Engelke** presented a property for the Board to consider for a 15-day final letter. **Mr. Esoldo** motioned to send a 15-day final letter to 9318 Afternoon Lane. **Ms. Crammond** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** presented a property for the Board to consider sending to CA. **Ms. Cederbaum** said the village would be following CA's abandoned property policy. **Mr. Esoldo** motioned to send 6144 Gatsby Lane to the CA's Architectural Resource Committee for legal consideration. **Ms. Crammond** seconded, and the motion passed (5-0-0).

Bulletin Board

- **Mr. Verchinski** said he visited the Roving Radish food van. He said that it was in the village weekly and that low-income pricing was available for those who needed it.
- **Ms. Crammond** cautioned against using the term "food desert" (in reference to the loss of Weis) and said that there were strict standards that needed to be met before the term could be applied to an area.
- **Mr. Esoldo** reminded those present of the Resident Speak out for Open Space, Public Space, and Watershed on July 18th.
- **Ms. Cederbaum** reminded those present of the OM Fourth of July parade.

Mr. Esoldo adjourned the regular OMCA Board meeting at 8:29 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action items from June 26

Board: Ms. Crammond will send Ms. Cederbaum a letter about Patapsco State Park

Staff: Obtain Weis stats on WIC and Snap purchase data

add Weis discussion to Old Business for July 10

Ms. Cederbaum send board electronic version of VCCP, Feasibility Study, and Columbia Market Survey

Action items from June 12

Board: ~~Mr. Verchinski to attend 50+ Center design meeting on behalf of OMCA Board~~

Staff: ~~Ms. Cederbaum to promote solar coop session at the Other Barn on July 17~~

~~Ms. Carpenter to put Lightning View Bike Lane info on web.~~

Action Items from May 22:

Board: Mr. McCormack – continue to follow up w/Mr. DiTomasso to obtain requested information from Mr. Engel (HC Housing Commission)

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