



**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

**Amended by the OMCA Board on August 28, 2018**

**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 what was commonly known as the Old Columbia Bank** 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 27<sup>th</sup> but that the main meeting on the budget at which the public and village boards and managers could express their concerns would be October 11<sup>th</sup>. 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" 4<sup>th</sup> of July Parade. He said that Ms. Cederbaum had already applied for a permit for next year's 4<sup>th</sup> 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 9<sup>th</sup> 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 18<sup>th</sup> 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