



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 ~ Bill McCormack Jr.
Larry Pretlow II ~ Paul Verchinski ~ Bageshwar Verma
Virginia (Ginny) Thomas, Columbia Council Representative



February 26, 2019

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:03 p.m.

Present: Jonathan Edelson, Board Chair; Ginny Thomas, Columbia Council Representative (arrived at 7:19 p.m.); Bill McCormack Jr.; Larry Pretlow II; Paul Verchinski (phoned in); Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Lynn Engelke, Chris Esoldo

Quorum present: Yes

Also present: See resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the February 12, 2019 minutes (ATTACHMENT “A”). **Mr. Verma** seconded, and the motion passed (4-0-1; **Mr. Pretlow** abstained).
- **Mr. McCormack** motioned to accept the February 26, 2019 agenda (ATTACHMENT “B”). **Mr. Verma** seconded. **Mr. McCormack** motioned to amend the agenda to include a meeting of the Architecture Committee after the Manager’s Report. **Mr. Pretlow** seconded, and the amended agenda passed (5-0-0).

Resident Remarks

Tony Coffield, Vice-president of the Howard County Terps Football Association, spoke about continuing to involve kids and teens from Oakland Mills in the association and at Blandair Park. Mr. Coffield said the association had once been part of Howard County Parks and Recreation, but that the County had recently separated itself from the association. He also said that one of the purposes of the association was to make sure kids and teens from Oakland Mills had the opportunity to play at Blandair Park. He said that other organizations outside of OM had more use of the park than OM kids and teens since the association separated from the County. He also said the County will possibly be moving football to the fields at Cedar Lane and Rockburn parks. He said if there is no program at Blandair Park, OM kids would not use it as much as they should. **Mr. Edelson** asked the age range of the kids who participated in the association’s programs. Mr. Coffield answered ages 6-14 years and that the organization had a good relationship with Oakland Mills High School. He said their sports programs also involved community days and afterschool homework assistance. **Mr. Verma** asked if the program was open to boys and girls and how many kids play. Mr. Coffield said both boys and girls played football and that there were 120 girls and 160 boys in their programs, which included cheer. **Ms. Cederbaum** suggest dropping off fliers at The Other Barn and scheduling to speak with the kids at the Columbia Association

Youth & Teen Center.

Residents Pat Hersey and Alise Niefeld spoke about HB-1166, a bill currently being considered by the Maryland State legislature. They said they were speaking to all the village boards to advocate for the bill, which would attach a 5-cent tax to plastic bags. They said the bill was aimed at changing behavior, not creating revenue. They gave the Board a copy of the bill, a sample letter, and a fact sheet.

Resident Jervis Dorton spoke about a Royal Farms gas station that the County was considering allowing to be built on Snowden River Parkway. He said the issue was of interest to Oakland Mills because it would set a precedent for zoning throughout the County. The area where the proposed gas station was to be built was zoned as an industrial park and as such should not contain retail venues such as gas stations unless being used expressly for the businesses and workers in the park. He said since Oakland Mills also had areas of industrial park zoning (near the village boundaries), this decision could affect the village in the future. He asked that residents and Board members attend the next County planning meeting to speak out about the gas station. **Ms. Thomas** pointed out that, though this issue was not new, the new County administration was now holding a meeting instead of a hearing regarding the gas station. She said that the County could assert that Columbia Association had no standing on the issue if a meeting was held instead of a hearing.

Resident Alex Hekimian expressed his concern about CA's desire to change its status from Homeowner's Association to a Community Benefit Association. He felt that the rationale for this change was the same as the change CA proposed several years ago, which the residents rejected. He said that not enough information had been shared about the change and that he was troubled that it appeared that CA was fast tracking the change without giving the public and the villages a chance to weigh in.

New Business

Columbia Association Proposed Change in Status from HOA to Community Benefit Association

Mr. Edelson summarized what the Board knew so far concerning CA's proposed change of status from HOA to Community Benefit Association. The associated Maryland State Legislature bill had not been officially presented before the assembly and was not yet available to the public. A discussion ensued. **Mr. Verchinski** said he was against any change if CA would not disclose the specific issue that had caused the move to change. **Mr. Edelson** suggested that the bill include an option for Columbia's villages to change their status so they would not have to wait for legislation to be passed and then amended at a later date. **Ms. Thomas** suggested that the Board wait to take a position until it had more information, especially after the community meeting on March 5th. **Mr. Pretlow** asked that it be recorded that no one would know the real impact of the change until one of the villages changed their status to Community Benefit Association. He said it was a blind leap of faith that he was not willing to take unless the villages could see the legislation and make an informed decision. **Mr. Verchinski** suggested that the villages retain their own legal counsel, independent of CA.

The Board agreed to wait to decide if they want to take a position until more information could be obtained.

Old Business

Political Activity

Mr. Edelson presented a revised draft of a Board policy regarding rules about Board members' political activity (ATTACHMENT "C"). A discussion ensued. **Mr. Verma** motioned to approve the revised draft of the Board policy regarding political activity. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson gave an update on the village center. He reported that Cedar Realty was working on entrance signage and that it would present its proposed signage alterations to the NRAC. He reported that Cedar was also

internally considering individual business's signage on the building's visage.

Mr. Edelson reported that Dunkin Donuts continued to wait for permits from the County and that Pizzaman was working to reopen as soon as possible.

Mr. Edelson said there had been some questions regarding in-home businesses in OM and asked that we share answers that would be applicable to all properties and not specific to any one property.

Mr. Edelson reported that the education committee had formed a school equity subgroup and that the group would meet on March 9th to compile data. The subgroup would frame the data in understandable terms and bring it to the OM Education Committee before presenting it to the Board.

Mr. Edelson shared a letter that had been sent from CA legal counsel Sheri Fanaroff in answer to Oakland Mills' request for information about legal limits regarding OM's response to residents who had made complaints about properties. A discussion ensued. **Ms. Thomas** said she would meet with Ms. Fanaroff and CA President Milton Matthews to discuss the issue and asked for a copy of the letter that was sent by OM to CA.

CCR Report

Ms. Thomas reported on the need for indoor pool lanes. She said CA conducted a study a few years previous that showed a need for additional lanes, but nothing was done. **Ms. Cederbaum** said she would ask CA Aquatics Director Marty Oltmanns about the study.

Ms. Thomas asked about lighting and security cameras on the exterior of The Other Barn. She said CA would be meeting with the owner of Sam's Mart about security around the store.

Ms. Thomas reported that the CA Board would meet on February 28th to approve the FY20 budget.

Village Manager Report

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

Ms. Cederbaum shared the FY19 3rd Quarter Financial Statements (ATTACHMENT "E"). The Board discussed how surplus funds could be used. **Mr. Edelson** motioned to approve the 3rd Quarter FY19 Financial Statement. **Mr. McCormack** seconded, and the motion passed (4-0-1, **Mr. Verchinski** abstained).

Ms. Cederbaum reported on the County's community meeting regarding the new courthouse that would be built on Bendix Road near Route 108. She said the County presented a new traffic pattern for Bendix and Edgar Roads and 108 and Columbia Road but not Route 108 and Mellonbrook/Bendix Road. **Ms. Cederbaum** said she emailed the County and received a prompt reply from the Assistant to the Director of Howard County Public Works, Thomas Meunier, with the traffic study attached. Mr. Meunier also said that he and other County representatives could meet with the OM Board representatives to discuss the issue. Ms. Cederbaum, Ms. Thomas and Thunder Hill residents Amy and Warren Wortman will meet with County officials.

Committee Reports

Architecture Committee Meeting

Mr. Edelson called to order the meeting of the Architecture Committee at 9:01 p.m.

Mr. Verma motioned to send a final 15-day letter and resolution to CA if there was no response to the property owners of 9302 Upwoods Lane. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Mr. Edelson adjourned the meeting of the Architecture Committee at 9:03 p.m.

Safety and Security Committee

Refer to the printed Safety and Security Report (ATTACHMENT “F”).

Bulletin Board

Mr. Verma said he is working on promoting positive publicity about OMHS. He reported that he had sent a letter to the principal of OMHS. **Ms. Thomas** suggested that a Board of Education member should attend an OM Board meeting so the Board could discuss the issue with them. **Mr. Edelson** said he would contact the Board of Education.

Mr. Verchinski said that Ms. Engelke had asked him to draft a residential architectural guideline for electric vehicle chargers. He reported that he sent a draft to Ms. Engelke but hadn't heard from her yet. He also reported that he would be providing testimony on SB-822, which would allow electric vehicle chargers on parking lots and might affect existing properties. **Ms. Cederbaum** said CA had questions regarding the legislation. **Mr. Verchinski** said CA wouldn't be affected, but smaller HOAs would.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:08 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action items from 2/26/19:

Ms. Cederbaum: Obtain Indoor Pool study from Marty Oltmanns

Ms. Cederbaum: Set up meeting date with County on Courthouse and impact on 108/Mellonbrook/Bendix Roads

Ms. Thomas: Meet with Ms. Fanaroff and Mr. Matthews about letter received from Ms. Fanaroff

Action Items from 2/12/19

~~Ms. Cederbaum: prepare tennis court memo for Mr. Matthey~~

~~Ms. Cederbaum: prepare tennis/pickleball letter for Mr. Matthews~~

~~Ms. Cederbaum: finalize letter to County on Jordan Overlook~~

~~Ms. Cederbaum: distribute/publish revised Covenant Violation Process~~

~~Mr. Edelson: contact County about roundabout plans and resident concerns~~

Mr. Verchinski: draft letter regarding BWI legislation once it is filed by County in March

~~Mr. Verchinski: work on draft guidelines for EV charging stations~~

Ms. Thomas: obtain CA Open Space mowing/maintenance schedule

Ms. Cederbaum: obtain County mowing/maintenance schedule (already have tree trimming)



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Virginia (Ginny) Thomas, Columbia Council Representative



February 12, 2019

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; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Bill McCormack Jr.; Paul Verchinski (arrived at 7:15 p.m.); Bageshwar Verma (left at 8:45 p.m.); Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Larry Pretlow II, Chris Esoldo

Quorum present: Yes

Also present: See resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the January 22, 2019 minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to accept the February 12, 2019 agenda (ATTACHMENT "B"). **Ms. Engelke** seconded, and the motion passed (4-0-0).

Resident Remarks

Resident Valerie Patel expressed concern that the County's plans for the Stevens Forest Rd./Farewell Rd. roundabout had changed since they were presented to the public in 2016. She reported that her home would lose all street parking and that the narrowing of the road would make it impossible for her to back out of her driveway. She said her home would lose value due to signs obstructing the property and a sidewalk that would lead to her house. Ms. Patel said that residents were not consulted about changes and asked that the Board address residents' concerns.

Mr. Edelson said he would call the County to see if the plans had changed and if there was another way to spread the signage out, as well as ask that residents' other concerns be addressed. **Mr. Verma** said that he shared Ms. Patel's concerns since his property would be impacted by the roundabout as well.

Ms. Engelke asked if the County had approached Ms. Patel. She said no, not since the 2016 meeting. She expressed difficulty in obtaining detailed plans from the county which she received last week. The plans were different than the ones presented in 2016 and showed changes to their driveway, addition of signage, and removal of street parking in front of and on the side of their home in addition to the narrowing of Stevens Forest Road where their driveway is.

Resident Jill Crane presented her complaints against the County's current Stevens Forest Rd./Farewell Rd. roundabout plans. She said that she and her husband had requested a roundabout at the intersection but that the original plans the County presented had changed. She requested that the planned traffic chokers be dropped.

Another resident added that the roundabout as presently planned would add dirt and debris to surrounding homes and could possibly cause more cars to crash into their yards and driveways.

Mr. Edelson asked if there was a consensus among the residents that the intersection's safety needed to be improved, and the residents agreed.

Residents presented concerns with the Jordan Overlook proposed development. They distributed to the Board a copy of the Board's draft letter concerning the development that the residents themselves had modified. They said the land the units would be built on was higher than the surrounding homes and would create flooding issues. They also said that springs on the property were already creating flooding issues on U.S. 29 and other land in the vicinity. They pointed out that deforestation would also be an issue. They requested that a traffic study be conducted during increased traffic times such as school drop-off and pick-up.

Mr. Verchinski asked if the developer would maintain the roads or if the HOA would be responsible for road maintenance. The residents answered that it was unclear who would be responsible for road maintenance in the development. **Mr. Edelson** said that the issue was on the agenda and would be discussed by the Board later in the meeting.

New Business

Board Presentation

Mr. Edelson presented a proclamation to Mr. Philip Hale, OMHS Orchestra Director, to honor Mr. Hale (ATTACHMENT "C") for the WBAL Radio Concert for Kids, which was held annually at OMHS and had raised thousands of dollars for children in need.

Old Business

Political Activity

Mr. Edelson presented a draft of a Board policy regarding rules about Board members' political activity (ATTACHMENT "D"). A discussion ensued.

Mr. Verma suggested that the Board consult the federal government's Hatch act.

Ms. Thomas asked the Board to seek residents' input on the policy.

Ms. Cederbaum asked about the outcome of the CA Board ethics document to prohibit someone from running for office who was on the CA Board. She asked Ms. Thomas if she would provide the outcome of that document to the Board.

The Board agreed to review the draft policy and bring it back as Old Business at the February 26th Board meeting. **Ms. Cederbaum** said she would add the document to the meeting's agenda so residents would also have an opportunity to review the proposed policy.

Proposed Amendment to the Covenant Enforcement Process

Mr. Edelson shared the proposed changes to the Covenant Enforcement Process (ATTACHMENT "E"). **Ms. Engelke** suggested some changes to the wording. **Mr. Edelson** motioned to add two sentences to the end of the

process section of the OMCA covenant enforcement process and to correct the information in part 6 of the timeline and the oversight section. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Pickleball/Tennis Utilization of OM Ice Rink Tennis Courts

Mr. Edelson reviewed the issue, and a discussion ensued. There was some confusion as to whether the Long Reach board had approved conversion of the Locust Park tennis courts to pickleball courts. **Mr. Edelson** said he would check with the Long Reach board and let the OM Board members know if Long Reach had approved the conversion. **Mr. Verchinski** said he was against shared use and recommended that pickleball courts be built.

Mr. McCormack motioned to (first) tell CA Director of Open Space Dennis Mattey to do nothing with the courts currently and (second) ask Mr. Mattey to work with Howard County Parks and Recreation to lead a county-wide study of pickleball/tennis current and future use and work with the Howard County Board of Education to meet the needs of both groups. **Ms. Engelke** seconded. **Mr. Verchinski** motioned to amend that the Board revisit the issue in six months to see if shared use was working. A discussion ensued. **Mr. Verchinski** changed his amendment to requesting that Mr. Mattey provide a progress report on the issue in six months. **Mr. Edelson** motioned to amend to send a request to the CA Board and CA President Milton Matthews (with a cc to Mr. Mattey) that they collaborate with the Howard County Parks and Recreation and the Board of Education in obtaining more information on county-wide tennis and pickleball court use. The Board voted to approve the motion as amended by Mr. Verchinski and Mr. Edelson (5-0-0).

Proposed Jordan Overlook Development

The Board reviewed the draft of a letter that Mr. Esoldo, former Vice-chair of the OMCA Board, had written regarding the Jordan Overlook Development proposal (ATTACHMENT "F"). The Board also discussed the resident-modified draft letter that was distributed during Resident Remarks. The resident said the letter was released on February 5th, 2019, but **Mr. Edelson** said that the letter had not been released to the public on February 5th but was only distributed to the Board members internally. **Ms. Engelke** motioned to send the letter with corrections the Board had suggested. **Mr. Verchinski** seconded, and the motion passed (5-0-0).

Howard County Council Resolution 19-2019

Mr. Verchinski referred to the resolution (ATTACHMENT "G") regarding action taken by the County to petition for airplane noise reduction. He urged the Board to support the resolution, saying that another version would be provided prior to filing but that it was not anticipated to be very different from the current resolution. **Mr. Edelson** motioned to provide provisional support of the resolution. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson asked the Board's for suggestions of topics to bring up at the Columbia Villages board chairs meeting that would be held at The Other Barn the following day.

Mr. Edelson said he would follow up with Pizzaman to see how repairs from the roof fire were going and that he would send any updates to the Board.

Mr. Edelson reported on a potential group or assisted living home in Oakland Mills. A discussion ensued. The Board expressed its desire to be updated by the County on the presence of such homes in Oakland Mills.

Mr. Edelson referred to his printed Education Committee report (ATTACHMENT "H").

CCR Report

Ms. Thomas reported that CA President Milton Matthews was meeting with Columbia village centers developers but that he was not making any commitments. The Board agreed that Mr. Matthews could continue

to seek developers' interest in Oakland Mills.

Ms. Thomas said that each Columbia Council Representative would be updating the CA Board at the beginning of its meetings with items their village boards saw as issues. She asked for the Board's input, and they provided suggestions.

Village Manager Report

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

Committee Reports

Safety and Security Committee

Refer to the printed Safety and Security Report (ATTACHMENT "J").

Bulletin Board

Mr. Verchinski gave an update on his meetings with the HOAs regarding electric vehicle chargers. He said he would be drafting architectural guidelines about EV chargers for consideration by the Board.

Mr. McCormack said he was now working for Howard County Parks and Recreation providing before and after school care and that he checked to make sure there was not a conflict of interest.

Mr. Edelson said that the meeting he and Mr. McCormack had scheduled with the County housing officials on housing and education issues had been moved to February 22nd.

Ms. Cederbaum said the Conflict Resolution Workshop that was held on February 9th was well attended.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:10 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items:

Ms. Cederbaum: prepare tennis court memo for Mr. Matthey

Ms. Cederbaum: prepare tennis/pickleball letter for Mr. Matthews

Ms. Cederbaum: finalize letter to County on Jordan Overlook

Ms. Cederbaum: distribute/publish revised Covenant Violation Process

Mr. Edelson: contact County about roundabout plans and resident concerns

Mr. Verchinski: draft letter regarding BWI legislation once it is filed by County in March

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Ms. Thomas: obtain CA Open Space mowing/maintenance schedule

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Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, February 26, 2019**

- 7:00 p.m. Opening of meeting**
Approve Minutes from February 12, 2019 Board Meeting
Approve Agenda for February 26, 2019 Board Meeting
- 7:05 p.m. Resident Remarks (5 min)**
- 7:10 p.m. NEW BUSINESS (15 min)**
**Columbia Association (CA) proposed change in status,
through state legislation, from an HOA to a
Community Benefit Association, Board Discussion**
- 7:25 p.m. OLD BUSINESS**
Political Activity, Board Discussion (15 min)
- 7:40 p.m. Board Chair Report, Jonathan Edelson (10 min)**
- 7:50 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)**
Security Camera and Safety lighting at rear of Other Barn and Barn; update on indoor pool options; Royal Farms on Snowden update
- 8:00 p.m. Village Manager Report, Sandy Cederbaum (10 min)**
FY 2019 3rd Quarter Financial Statements
New Courthouse and Traffic/Roadway issues
- 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

Feb. 26, 6 – 7 p.m., OMCA Education Committee

Feb. 26, 7 p.m., OMCA Board Meeting

March 12, 7 p.m., OMCA Board meeting

March 17, 5 – 8 p.m., Jazz in the Mills presents Coniece Washington

March 22, 10 a.m., Lively Arts for Little Ones, Mr. Gabe

March 26, 6 – 7 p.m., OMCA Education Committee

March 26, 7 p.m., OMCA Board Meeting

March 30, 9 a.m., Columbia Cleans

Draft – February 12, 2019

Political Activity Discussion and Disclaimer Policy

Goal: Under fiduciary responsibility requirements, protect the Oakland Mills Community Association's (OMCA) 501(c)(4) tax exempt status as a social welfare organization.

As a 501(c)(4) Social Welfare Organization, the Oakland Mills Community Association may engage in limited political activity to seek legislation germane to the Association's programs to attain social welfare purposes. The promotion of social welfare does not include direct or indirect participation or intervention in political campaigns on behalf of or in opposition to any candidate for public office. (<https://www.irs.gov/charities-non-profits/other-non-profits/social-welfare-organizations>)

To ensure the Association stays within the confines of what is allowable under 501(c)(4) the following policy will apply when the Association interacts with candidates running for office at the local, state, or national level.

Board and Staff Interaction With Candidates Running for Office

Goal: All incumbent candidates already representing residents of Oakland Mills are treated equally with respect to invitations to OMCA-sponsored events and board meetings.

An incumbent who represents Oakland Mills may be invited to speak at an Oakland Mills board meeting or at an Oakland Mills event. This would not be an invitation to campaign. Rather, it would be an invitation to discuss an issue impacting Oakland Mills that the Oakland Mills board has chosen to place on its agenda, or to speak as a guest of Oakland Mills to residents as their elected representative. If multiple incumbents who represent residents of Oakland Mills are running in the same race, all incumbents will be invited to speak to ensure Oakland Mills Community Association does not create the perception of favoring one candidate over others.

Candidates for office who are not currently representing Oakland Mills may not be invited to speak at meetings or events, as this invitation would be a result of their candidacy for office rather than their current representation of our community. Exceptions include events where all candidates for office are invited for a public forum, such as a moderated candidates' debate where all candidates receive invitations and equal time.

Unless there is a pressing or emergency community issue needing immediate attention from the Oakland Mills board and the incumbent, incumbent candidates will not be invited to speak at Oakland Mills Community Association board meetings within 28 days prior to a primary or general election.

Candidates may attend open OMCA board meetings as regular audience members and speak to the board about OMCA business during regular resident remarks under the same rules that apply to all other residents. Candidates may not engage in campaigning in The Other Barn or on property managed by OMCA, including The Other Barn and the three Neighborhood Centers. **Incumbent candidates or other candidates speaking before the OMCA board during official**

business may not use photographs or recordings of their business with the OMCA board without written consent of the board.

Candidates may choose to attend public OMCA events without invitation. They may not campaign at these events unless they have reserved and paid for designated space to do so.

Social media run by OMCA to promote advertisement of events and discussion of issues shall not be used by candidates for campaigning. Like any member of the public, candidates for public office may post factual information to OMCA social media, subject to review by moderators of the social media platform.

OMCA Board Members Who Have Announced Candidacy for Political Office

Goal: Respect aspirations to higher levels of public service while protecting OMCA's 501(c)(4) status.

To ensure transparency and protection of OMCA's 501(c)(4) status, a board member who has publicly announced or filed for a candidacy for political office shall inform the board of directors in writing upon announcing or filing. This does not impact the member's status as a board member.

Board members who are candidates for political office must keep their candidacy and their OMCA responsibilities separate and distinct. This includes refraining from using their status as an OMCA board member in campaign material, other than as a biographical fact; from using minutes, documents, or other information gained from sitting on the OMCA board of directors for political purposes; from using OMCA social media or other OMCA platforms to engage in campaign speech; and from using images of other OMCA directors in campaign material without expressed consent. Board members who are candidates for political office using membership on the OMCA board, including photographs and videos, to support biographical background, will add a caption reading, "Oakland Mills Community Association does not make political endorsements."

Personal Endorsement of Candidates

Goal: Respect free speech and participation in the political process while protecting OMCA's 501(c)(4) status and avoiding ambiguity regarding OMCA's official positions on social welfare issues.

OMCA values free speech and everyone's right to engage in the political process. OMCA board members and staff may endorse candidates, state their party affiliations or preferences, work for campaigns, and otherwise engage in political processes as **individuals, and keep these activities separate and distinct from their OMCA board positions and OMCA's positions on social welfare issues.** OMCA board members and staff must not infer or imply that their political activity represents that of OMCA. If challenged or questioned, board members and staff must

state that they are stating personal opinion that does not reflect the position of OMCA. Should OMCA choose to take a position on policy, this will be done in open meeting with consensus of at least a majority of the voting members of the board present at the meeting. OMCA will not consider taking a position on individual candidates for office.

Manager's Report

Submitted by Sandy Cederbaum on February 21, 2019 for February 26, 2018

Event Update:

Elections – updated election materials for the 2019 OMCA elections. Packets available through March 15, nomination petitions due March 15th.

Facility Issues

Silo Replacement Stair Treads Silo – still awaiting material and installation

Silo Water leaking – We received a reply to Jonathan Edelson's email regarding status of silo work. Since that date CA installed a dehumidifier and fan in silo to draw out humidity and circulate air. The next step will be some water tests on the dome to see exactly where the water flows when it's wet – does it come directly in from unsealed dome areas and/or does it go down the sides and seep in through the walls. Dehumidifier seems to be pulling in a lot of water, we empty it often and water has not been dripping as it was.

New HVAC Units in the Loft – it appears that our budget testimony for the past few years may have been successful. CA is most likely scheduling the installation of two new HVAC units that service the Loft early in the next budget season FY20, rather than replacing all 4 in FY22. They have been taking measurements for the new units. I'll keep you posted.

Bookkeeping, payroll, daily facility and HR issues.

Security System upgrades: I have received quotes that I shared with Jonathan for security upgrades to front door entry/monitor, panic buttons and exterior front camera upgrade. We hope to proceed once we know our financial status after the third quarter. This remains a priority. Hopefully CA will move ahead with security cameras and adequate lighting for the rear of the building as we have requested.

Manager's Activities:

I will attend the Feb. 21 community outreach meeting on the Courthouse plans

I will attend the Feb. 21 CA meeting w/village boards and village managers

Attended a meeting w/county traffic engineers and Councilman Jones staff regarding the roundabout plans for SF/Farewell

Attended village managers meeting – met with the owners of CQI, the energy coop contractor that the villages and chamber have worked with for years, met with Lynn Schwartz, CA Financial manager to discuss the upcoming 401k annual audit.

**Oakland Mills Community Association
The Other Barn
5851 Robert Oliver Place
Columbia, MD 21045**

February 26, 2019

TO: Jane Dembner, CA Director of Community Planning
FROM: Sandy Cederbaum, Village Manager, Oakland Mills Community Association
SUBJ: FY19 3rd Quarter Financials

Revenues:

1 CA Annual Charge Share – variance due to 1/3 of the contingency fund due for FY 18 distribution to the village.

Expenses:

- 16 Operating Expenses:** Less than anticipated expenses in this category
- 21 Other Printing:** Less than anticipated expenses in this category
- 22 Donations:** Donations made in 3rd quarter rather than disbursed throughout fiscal year.
- 23 Special Events:** Expenses ran higher than projected for the fall holiday events, Volunteer dinner in celebration of 50th birthday, and Jazz in the Mills in celebration of 50th birthday.
- 26 Repairs and Maintenance:** Spent less than anticipated
- 29 Depreciation:** Depreciation adjustment due to over-reporting in first 2 quarters

Input cells

Village: Oakland Mills
 Fiscal Year: FY19
 Quarter: 3
 Date Prepared: 21-Feb-19

STATEMENTS OF FINANCIAL POSITION
May 1 - January 31

	FY19	FY18	Variance
ASSETS			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	153,224	151,363	1,861
Cash (Savings Accounts)	149,402	127,516	21,886
Short term investments	20,485	20,474	11
Total Cash and Investments	323,211	299,453	23,758
Accounts Receivable	787	870	(83)
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	787	870	(83)
Furniture, Fixtures and Leasehold Improvements	97,585	96,106	1,479
Accumulated Depreciation	(96,254)	(94,304)	(1,950)
Net Furniture and Fixtures	1,330	1,802	(472)
TOTAL ASSETS	325,329	302,125	23,204
LIABILITIES AND NET ASSETS			
Accounts Payable	1,934	965	969
Amount Payable to CA for excess cash reserves	0	0	0
Security Deposits	21,815	20,035	1,780
Sales Tax	0	0	0
Deferred Revenue - CA	98,453	100,400	(1,947)
Deferred Revenue - Other	8,853	2,335	6,518
Accrued Liabilities - Payroll	13,273	28,799	(15,526)
Accrued Liabilities - Other	16,147	1,500	14,647
Long Term Debt Due Within 1 Year	0	0	0
Subtotal - Short Term Liabilities	160,475	154,034	6,441
Long Term Debt Due After 1 Year	0	0	0
Unrestricted Net Assets:			
Beginning of year	113,999	91,377	22,622
Increase/(Decrease) in Unrestricted Net Assets for Year	50,855	56,714	(5,859)
Net Assets - Year-to-Date	164,854	148,091	16,763
TOTAL LIABILITIES & NET ASSETS	325,329	302,125	23,204

Village: Oakland Mills
 Fiscal Year: FY19
 Quarter: 3
 Date Prepared: 21-Feb-19

SUMMARY STATEMENTS OF ACTIVITIES
 May 1 - January 31

	<u>Actual</u> Quarter	<u>YTD</u> Actual	<u>YTD</u> Budget	<u>Variance</u>		<u>YTD</u> Prior Year
<u>REVENUES</u>						
1 CA Annual Charge Share	98,333	305,003	295,000	10,003	Requires Comment	322,551
2 Lease & Rental	24,942	147,317	148,800	(1,483)		150,805
3 Tuition & Enrollment	0	0	0	0		0
4 Interest	3	8	24	(16)		8
5 Special Events	5,080	17,113	16,750	363		17,877
6 Fees	40	233	174	59		284
7 Miscellaneous	361	1,876	1,562	314		1,418
8 Gain/loss on Disposal of Asset	0	0	270	(270)		0
Total Revenue	<u>128,759</u>	<u>471,550</u>	<u>462,580</u>	<u>8,969</u>		<u>492,943</u>
<u>EXPENSES</u>						
9 Staff Salaries	77,438	227,777	240,000	(12,223)		234,029
10 Janitorial Wages	631	4,300	4,500	(200)		4,442
11 Contract Labor	0	0	375	(375)		171
12 Payroll Benefits	8,258	30,482	28,900	1,582		25,320
13 Payroll Taxes	6,895	19,218	19,875	(657)		19,856
14 Janitorial Expense	9,614	35,017	36,300	(1,283)		34,017
15 Fees	2,279	8,923	10,025	(1,102)		10,800
16 Operating Expenses	1,548	3,129	6,164	(3,035)	Requires Comment	5,384
17 Business Expenses	1,137	1,899	2,235	(336)		2,225
18 Insurance	67	9,438	11,000	(1,562)		10,448
19 Advertising	0	3,890	4,500	(610)		2,817
20 Newsletter	3,760	13,160	15,380	(2,220)		15,221
21 Other Printing	663	842	2,900	(2,058)	Requires Comment	1,085
22 Donations/Contributions	4,300	4,500	650	3,850	Requires Comment	4,215
23 Special Events	7,073	24,230	19,000	5,230	Requires Comment	18,307
24 Taxes	580	722	380	342		87
25 Utilities	1,734	19,734	25,900	(6,166)		24,031
26 Repairs & Maintenance	2,580	10,859	15,900	(5,041)	Requires Comment	17,671
27 Furniture & Fixtures	0	668	600	68		2,358
28 Total Expenses Before Depreciation	<u>128,557</u>	<u>418,788</u>	<u>444,584</u>	<u>(25,796)</u>		<u>432,484</u>
29 Depreciation	(96)	1,907	2,811	(904)	Requires Comment	3,745
30 Total Expenses	<u>128,461</u>	<u>420,695</u>	<u>447,395</u>	<u>(26,700)</u>		<u>436,229</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>298</u>	<u>50,855</u>	<u>15,185</u>	<u>35,670</u>		<u>56,714</u>

Input cells

Village: Oakland Mills
 Fiscal Year: FY19
 Quarter: 3
 Date Prepared: 21-Feb-19

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - January 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share	98,333	305,003	295,000	10,003	322,551
A. CA Base Annual Charge Share	91,780	275,340	275,339	1	281,120
B. CA Medical Reimbursement	6,554	19,661	19,661	(0)	18,983
C. Other CA Reimbursement	0	0	0	0	1,102
D. Payment to CA for excess cash reserves	0	10,003	0	10,003	21,346
2 Lease & Rental	24,942	147,317	148,800	(1,483)	150,805
A. Room Rentals	18,034	136,904	141,700	(4,796)	143,104
B. Leases	5,108	7,393	4,100	3,293	4,061
C. Retained Deposits	1,800	3,020	3,000	20	3,640
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	3	8	24	(16)	8
5 Special Events	5,080	17,113	16,750	363	17,877
6 Fees	40	233	174	59	284
A. Copier	11	23	0	23	17
B. Late Fees	8	8	0	8	0
C. Postage	0	0	0	0	0
D. Notary	20	107	150	(43)	124
E. Other	1	95	24	71	143
7 Miscellaneous	361	1,876	1,562	314	1,418
A. Sales	361	1,876	1,550	326	1,365
B. Newsletter Ads	0	0	0	0	0
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	12	(12)	53
8 Gain/loss on Disposal of Asset	0	0	270	(270)	0
Total Income	128,759	471,550	462,580	8,969	492,943

Village: Oakland Mills
 Fiscal Year: FY19
 Quarter: 3

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - January 31

<u>EXPENSES</u>	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>YTD Prior Year</u>
9 Staff Salaries	77,438	227,777	240,000	(12,223)	234,029
10 Janitorial Wages	631	4,300	4,500	(200)	4,442
11 Contract Labor	0	0	375	(375)	171
12 Payroll Benefits	8,258	30,482	28,900	1,582	25,320
13 Payroll Taxes	6,895	19,218	19,875	(657)	19,856
14 Janitorial Expense	9,614	35,017	36,300	(1,283)	34,017
A. Cleaning Service	5,124	19,517	18,350	1,167	17,771
B. Setup & Breakdown	2,484	10,903	13,300	(2,397)	13,189
C. Floors, Carpets and Windows	1,480	1,480	1,500	(20)	0
D. Supplies	526	3,117	3,150	(33)	3,057
15 Fees	2,279	8,923	10,025	(1,102)	10,800
A. Accounting	590	2,520	2,250	270	(7)
B. Legal	0	0	1,000	(1,000)	938
C. Performance	0	0	0	0	0
D. Audit	0	0	0	0	1,500
E. Web	20	748	1,875	(1,127)	1,633
F. Other	1,669	5,655	4,900	755	6,736
16 Operating Expenses	1,548	3,129	6,164	(3,035)	5,384
A. Office Supplies	0	0	0	0	0
B. Program Supplies	1,229	2,470	2,775	(305)	2,722
C. Cost of Goods Sold	0	200	264	(64)	260
D. Postage	320	344	900	(556)	1,863
E. Staff Development	0	116	200	(84)	120
F. Catering/Food Service	0	0	0	0	0
G. Other	0	0	2,025	(2,025)	419
17 Business Expenses	1,137	1,899	2,235	(336)	2,225
A. Mileage	126	338	735	(397)	718
B. Food (Business Meals)	750	1,004	1,000	4	1,014
C. Other	262	558	500	58	493
18 Insurance	67	9,438	11,000	(1,562)	10,448
19 Advertising	0	3,890	4,500	(610)	2,817
20 Newsletter	3,760	13,160	15,380	(2,220)	15,221
21 Other Printing	663	842	2,900	(2,058)	1,085
22 Donations/Contributions	4,300	4,500	650	3,850	4,215
23 Special Events	7,073	24,230	19,000	5,230	18,307
24 Taxes	580	722	380	342	87
25 Utilities	1,734	19,734	25,900	(6,166)	24,031
A. Gas & Electric	339	15,302	21,500	(6,198)	19,878
B. Water & Sewer	569	1,961	2,000	(39)	1,738
C. Telephone	827	2,472	2,400	72	2,415
26 Repairs & Maintenance	2,580	10,859	15,900	(5,041)	17,671
A. Building	1,856	8,271	13,500	(5,229)	15,107
B. Equipment	724	2,588	2,400	188	2,564
C. Rental	0	0	0	0	0
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture, Fixtures and Equipment	0	668	600	68	2,358
28 Total Expenses Before Depreciation	128,557	418,788	444,584	(25,796)	432,484
29 Depreciation	(96)	1,907	2,811	(904)	3,745
30 Total Expenses	128,461	420,695	447,395	(26,700)	436,229
Increase/(Decrease) in Unrestricted Net Assets	298	50,855	15,185	35,670	56,714

