Oakland Mills Community Association
Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Jonathan Edelson, Chair ~ Lynn-Steven Engelke, Architectural Committee Chair
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Larry Pretlow II ~ Paul Verchinski
Bageshwar Verma ~ Virginia (Ginny) Thomas, Columbia Council Representative

July 9, 2019

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; Bill McCormack Jr., Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant (arrived at 7:10 p.m.); Larry Pretlow; Paul Verchinski (called in; left the meeting at 9:18 p.m.); Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent:

Quorum present: Yes

Also present: See resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the June 25, 2019 minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (4-0-2, **Mr. Verchinski** and **Mr. Verma** abstained).
- **Mr. McCormack** motioned to accept the July 9, 2019 agenda. (ATTACHMENT B). **Mr. Verma** seconded. **Mr. Edelson** proposed an amendment to the agenda, and the agenda was accepted as amended (6-0-0).

Resident Remarks

Resident Warren Wortman said he would like Columbia Association to create a path from the Orchard Green tot lot to Red Branch Road with a new crosswalk at Red Branch Road. He said he had spoken with representatives of Howard County and the state highway administration, who indicated they supported the path on one condition: a sidewalk must be built on the south side of the intersection of Maryland Route 108 and Red Branch Road. Another issue that would need to be addressed was the pipeline that ran through the area. He said that the pathway was already listed as a low-priority project by CA and asked for the Board's help in moving the project up in priority. He invited the Board to walk through the area with him on the following Saturday. The Board agreed that Ms. Thomas could bring the issue to CA for discussion.

Resident Sheila Robinson asked about the covenant process for an in-home business in her neighborhood. **Ms. Engelke** explained the OMCA covenant process, and **Mr. McCormack** suggested an alternative solution for the issue.

Old Business

School Redistricting Update

Mr. Edelson updated the Board on school redistricting. He encouraged attendance at HCPSS's regional redistricting meeting that would be held at Oakland Mills High School on June 10th.

Neighborhood Centers
Mr. Edelson asked for a Board consensus on the neighborhood centers. A discussion ensued. **Ms. Thomas** reported on what CA had for information thus far on neighborhood centers. She said CA planned to discuss the issue with the village board chairs at their meeting on August 26th. The Board agreed that neighborhood centers were vital to the community and needed to be preserved.

Donation in Memory of Jane Dembner
After discussion, no motion was put forth.

Columbia Council Representative Report
Ms. Thomas reported on issues CA had prioritized: the lien issue, facilities (including neighborhood centers, village centers, tot lots, and Haven), CA staff/village staff relations, and the county's plan for Columbia.

Village Manager's Report
Ms. Cederbaum referred to her printed report (ATTACHMENT C). She reported that the county had run into issues with the White Acre Road streetscape project due to discovery of unexpected utilities that required easements. The project was now delayed.

Committee Reports

Community Together Outreach Committee Report
Mr. Pretlow referred to an email that he sent the Board just prior to the meeting regarding the outreach committee's proposed SMS platform. He asked the Board to study the document and provide feedback.

Senior Advisory Committee Liaison Report
Refer to the printed report (ATTACHMENT D).

Bulletin Board
Mr. Verchinski reported on the BWI Roundtable meeting that was the same night as the OMCA Board meeting. He said the state was moving forward with litigation against the FAA and that he would include the issue in a report at the next Board meeting.

Mr. Edelson motioned to go into a closed session of the Board to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. McCormack** seconded, and the motion passed (7-0-0).

Mr. Edelson went into closed session at 8:42 p.m.

No action was taken.

Mr. Edelson went out of closed session at 9:18 p.m.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:19 p.m.

Action items from 7/10/19
Ms. Thomas: Discuss board's support of a walkable connection from behind Orchard Green tot lot along 108 to Red Branch road light crossing.

Action Items from June 25, 2019:
~~Ms. Cederbaum – prepare letter of support for CB1-2019~~

~~Mr. Pretlow – compile draft SMS policy/guidelines~~

ATTACHMENT A

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Bageshwar Verma ~ Virginia (Ginny) Thomas, Columbia Council Representative

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June 25, 2019

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:04 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack Jr., Vice-chair; Lynn Engelke, Architectural Committee Chair; Rebecca Bryant; Larry Pretlow (arrived at 7:16 p.m.); Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Paul Verchinski, Bageshwar Verma, Ginny Thomas

Quorum present: Yes

Also present: See resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the June 11, 2019 minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to accept the June 25, 2019 agenda as amended. (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (4-0-0).

Resident Remarks
Resident Jervis Dorton expressed concerns about Columbia Association's move to change from a Homeowner's Association to a Community Benefit Association. He encouraged the board to take a position on the issue and make that position known to CA.

Mr. Dorton also encouraged the Board to make known its recommendations for priorities for CA. He said that he would like to see CA take over the architectural review process for Columbia's industrial areas.

Resident Alex Hekimian expressed concerns about CA's neighborhood centers study and the possible move to a CBA

Old Business

Request to Send a Letter of Support for ZRA187/CB31-2019 to the Howard County Council
Mr. Edelson reviewed Howard County Council Bill CB31-2019 (ATTACHMENT C). At a previous board meeting, residents living near the proposed Jordan Overlook 55+ Development asked the Board to send a letter of support for Zoning Regulation Amendment ZRA-187 to the Howard County planning board. The zoning amendment was now being considered as CB31-2019 by the Howard County Council. A board discussion ensued. **Mr. Edelson** motioned to send a letter from OMCA to the Howard County Council in favor of the bill. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Public Space Committee Chair Selection Discussion
Mr. Edelson motioned to appoint resident Frank Hopper as chair of the Public Space Committee. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Board Chair Report
Mr. Edelson renewed discussion of the neighborhood centers. The board would continue the discussion on July 9th.

Village Manager's Report

Ms. Cederbaum referred to her printed report (ATTACHMENT D). She presented the FY19 4th quarter year-end Financials (ATTACHMENT E). **Mr. Edelson** motioned to accept the FY19 4th quarter year-end financials. **Ms. Bryant** seconded, and the motion passed (5-0-0).

Ms. Cederbaum asked the Board to consider a donation in memory of Jane Dembner to the Columbia Housing Corporation. The Board would decide on July 9th.

Committee Reports

Safety and Security Committee

Refer to the printed Safety and Security Committee report (ATTACHMENT F).

Community Together Outreach Committee Report

Mr. Pretlow asked for the Board's input on the outreach committee. A discussion ensued.

Education Committee Report

Mr. Edelson shared redistricting options put forth by the Howard County School System's 2019 feasibility study. A discussion ensued, and the Board agreed to bring the issue back as old business.

Architecture Committee
Mr. McCormack motioned to send a 15-day notice to the owner(s) of 9490 Honey Salt Row and prepare a resolution to send to the CA Architectural Resource Committee (ARC) if there was no response from the owner(s). **Mr. Edelson** seconded, and the motion passed (5-0-0).

Bulletin Board

Mr. McCormack discussed covenant review for industrial areas in Columbia and shared concerns and suggestions about CA's move to become a CBA.

Mr. Edelson gave an update on the Stevens Forest/Farewell Rd. roundabout.

Ms. Cederbaum reminded the Board of the Welcome Summer concert that would take place on June 26th.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:43 p.m.

Action Items from June 25, 2019:
Ms. Cederbaum – prepare letter of support for CB1-2019
Mr. Pretlow – compile draft SMS policy/guidelines

ATTACHMENT B

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Oakland Mills Community Association
Village Board
The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Jonathan Edelson, Chair; Bill McCormack Jr., Vice-Chair
Lynn-Steven Engelke, Architecture Committee Chair;
Rebecca Bryant, Larry Pretlow II, Paul Verchinski, Bageshwar Verma
Columbia Council Representative: Virginia (Ginny) Thomas

Oakland Mills Board of Directors Meeting
Tuesday, July 9, 2019

7:00 p.m.	**Opening of meeting**
	Approve Minutes from June 25, 2019 Board Meeting Approve Agenda for July 9, 2019 Board Meeting
7:05 p.m.	**Resident Remarks** (10 min)
7:10 p.m.	**Covenant Overview**, Carrie Wenholz (20 mins)
7:30 p.m.	**Old Business** (35 min)
	School Redistricting, Update from OMCA Education Committee Chair (15 min)
	Neighborhood Centers, Board Discussion (15 min)
	Donation in Memory of Jane Dembner, (5 min)
8:05 p.m.	**Board Chair Report**, Jonathan Edelson (10 min)
8:15 p.m.	**Columbia Council Rep. Report,** Virginia (Ginny) Thomas (10 min) **Vice-Chair of the Columbia Association Board of Directors** CA goals and the CA strategic plan; process for studying the neighborhood centers and the CA budget requests deadlines.
8:20 p.m.	**Village Manager Report**, Sandy Cederbaum (5 min)
8:25 p.m.	**Committee Reports** (5 min)
8:30 p.m.	**Board Bulletin Board** (5 min)
8:35 p.m.	**Adjourn**
8:35 p.m.	**Closed Session** – The Oakland Mills Board will hold a closed session For consultation with staff personnel, consultants, attorneys, or other persons In connection with pending or potential litigation.

Upcoming Events – for event details go to http://oaklandmills.org
All events are held at The Other Barn unless otherwise noted

July 9, 7:00 p.m., OMCA Board Meeting
July 11, 7:00 p.m., Safety & Security Meeting
July 23, 6:00 – 7:00 p.m., OMCA Safety & Security Meeting

DRAFT

July 23, 7:00 p.m., OMCA Board Meeting
Aug. 5, 6:30 p.m., OM Pool Party

ATTACHMENT C

Manager's Report

Submitted by Sandy Cederbaum for July 9, 2019 OMCA Board Meeting

Event Update:
Summer Courtyard Concert, very well attended. OM Tiger Sharks Swim team participated by selling hot dogs/snacks/cold drinks and were extremely pleased that we included them in the event. Kona Ice truck sold Italian ices – very well received. This will become an annual summer kick off event! Many thanks to Brigitta Warren and her four sons and Carrie's daughter for helping with face painting and crafts.

Facility Issues
Thunder Hill NC – I have been monitoring the repairs that are needed inside the THNC and have kept Jonathan in the loop. CA will begin repairs on August 4 and anticipates that all will be done inside the center by August 20 (barring complications). I have informed the nursery school president and will keep the school updated.

Talbott Springs – Summer Police program running well on Tuesday's at the Center.

Stevens Forest – Summer Adventures in Camp running well daily from 7 – 6 p.m.

Village in Howard – all programs and classes are meeting at the Other Barn this summer and the Village folks are thrilled to be here!

Audit – working with CPA and bookkeeper getting our information ready for the 3 year audit which begins on July 10.

Bookkeeping, payroll, daily facility and HR issues.

ATTACHMENT D

OAKLAND MILLS LONGEVITY EXPLORERS CORNER

At the June meeting of the CA Senior Advisory Committee, we received updates on the following:

1. Bain Center news: Renovations start in August there is a meeting JULY 18th at 6pm at the Bain Center to give details. It will remain open but some programs will be rearranged.

2. Amazing news (get your calendar out) the Senior Expo is now 50+Master Aging and will held on October 19th at Howard Community College. This will be bigger and better than ever with lots of parking.

3. If you have not looked into the Village of Howard, do it now! There are 173 members and they are 173 members and they are traveling, lunching, playing bridge and more! I and my wife joined a few years back and recently went on a trip to the Tenement Museum in NYC. Meetings are held in the Stevens Forest Neighborhood Center in OM during the school year. Contact 4info@thevillageinhoward.org.

4. There is an older adult plan from CA available on the CA website. It was adopted by the CA Board in 2015.
https://www.columbiaassociation.org/health-and-fitness/mature-adults/programs-mature-adults/helpful-resources-mature-adults/

5. CA offers Water Aerobics at the Swim Center in Wilde Lake for $26 per month. Classes meet six times per week or go as little or as much as you want. Good for those with arthritis and other issues.

As many of you know, the Howard County Aging in Place Property Tax Credit (AIPC) is now in its second year. I submitted the required information in April and just got my property tax bill. The bottom of the bill showed the deduction for the AIPC. If you pay the CA annual assessment, you can also get a reduced CA assessment. (see #11 on the back of your bill from CA). I have submitted a copy of my Howard County Tax Bill and CA Assessment bill at the CA office. You can send a copy in to CA or bring it in and they will make a copy at the CA reception desk. Do not pay the CA bill if you have received a property tax credit since CA prefers not to have to issue rebate checks. CA will send you a revised bill and you have 30 days to pay the

revised bill. Apparently, CA uses some factor since I received a 20% reduction for the AIPC, but only a 13.5% reduction from CA. You need to apply every year to CA to get the reduction.

Just a reminder that Howard County has three property tax credits that help older adults to continue living in this high cost County. The AIPC, the Livable Homes Property Tax Credit - up to $2500 annually (helps one to make changes to your house annually - a necessity since most homes are 2 story), and the 25% Senior Tax Credit (this credit is income dependent and can not be combined with the AIPC). All of these County credits will also reduce your CA assessment, but you need to apply.