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# Oakland Mills Community Association

## Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

**Board Members:** Jonathan Edelson, Chair ~ 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

**February 25, 2020**

### **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; Bill McCormack, Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

**Absent:** Ginny Thomas, Rebecca Bryant, Larry Pretlow, Paul Verchinski

**Also present:** Howard County Councilwoman Christiana Rigby. See resident list.

**Quorum present:** Yes

### **Opening of Meeting**

- **Ms. Engelke** motioned to approve the February 11, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the February 25, 2020 agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the agenda was approved (4-0-0).

### **Resident Remarks**

Resident David Smith spoke against the proposed study of the Stevens Forest pool area for development as a community gathering place. He said that as a resident of Stevens Forest who lived near the pool area, he could see that the area was well-utilized. He said that parking was already at a maximum during high usage times and that it would be difficult to provide any more parking should the area be developed further. He suggested that funds would be better spent on additional streetlights and recommended that the Talbott Springs pool area would be a better candidate for development.

Resident John DiTomasso shared concerns about County Council Bill 13-2020. He said that the residents had not had enough notification that the bill would be discussed or that County Councilwoman Christiana Rigby would be attending the Board meeting. He said that he saw nothing in the bill that would safeguard communities from further concentrations of poverty and urged the Board to oppose the bill. He also expressed concerns about the term “in perpetuity” as used in reference to the number of moderate-to-low income rental units that would need to be maintained.

### **New Business**

#### ***Board Member Concern About Vote Taken at the February 11<sup>th</sup>, 2020 OMCA Board Meeting***

**Ms. Engelke** referenced a letter she sent to the Board regarding a vote taken at the February 11<sup>th</sup>, 2020 Board meeting and expressing concern about compliance with Board Standards policy and the Maryland HOA Open

Meetings Act. She then read a prepared statement (ATTACHMENT C). She suggested that the subject of the vote be reintroduced as New Business and included on the agenda along with a link to all relevant documents. Further, she suggested reviewing the issue at the following Board meeting under old business. She also asked that the CA Board of Directors be notified that the vote and action being recommended was being reconsidered and possibly changed or rescinded before being resubmitted. She also asked that her concerns be added as old business to the March 10<sup>th</sup>, 2020 OMCA Board meeting agenda.

A resident asked that the motion that was voted upon be read again. **Ms. Engelke** added that she objected to the amount of \$15,000-\$20,000 that was asked for, which she saw as arbitrary and said that the process went against common procedure for requesting funding.

A resident asked what could be done about the vote. **Ms. Engelke** said residents could send emails and letters to the CA Board and could also speak out during resident remarks at CA Board meetings. **Ms. Cederbaum** explained to the residents where to find information on meetings on the CA website.

**Mr. Edelson** agreed that the subject should be brought back as old business at the March 10<sup>th</sup>, 2020 OM Board meeting. He suggested listing as new/old business any discussion that could possibly involve a vote.

#### ***Parking on Stevens Forest Road***

**Mr. Edelson** reviewed an issue the Howard County Police Department brought to the Board's attention regarding parking on Stevens Forest Road between Basket Ring and Whiteacre Roads. He said the police were concerned about oversized vehicles parking in the area. He also reported that the police had asked if the community wanted the area to be designated by signage as a "No Parking" zone.

**Ms. Cederbaum** said that currently, as per CPL Lopez, police could only ticket and fine vehicles in violation and that the fine was only \$35, which many commercial truck drivers considered fair pay for parking. **Mr. Edelson** asked if perhaps there could be signs designating a "No Parking" zone rather than placing several signs along the side of the road, which was not aesthetically pleasing.

**Mr. Edelson** asked that the issue would be brought back as old business at the next Board meeting.

#### ***Howard County Proposed Council Bill 13-2020***

**Mr. Edelson** introduced himself and Mr. McCormack as chairs of the OM Education and Housing Committees, respectively and explained how they worked together on housing as it was connected to the schools.

**Mr. McCormack** reviewed OM's Housing Goals & Plans. He said one of OM's goals was to prevent further concentration of poverty in the village and encourage more even distribution of low/moderate income housing units in the County. He expressed concern about the bill and its possible interference with the County's Housing Master Task force and its work on a master housing plan. He said he would like the bill withdrawn to allow the task force to finish its work and present its recommendations. He was also concerned about unintended consequences of the bill, such as discouragement of private companies from purchasing low/moderate income housing should they be required to keep a certain percentage of those units low/moderate income.

Councilwoman Christiana Rigby introduced herself and presented the purposes of the bill, one of which was to enable the Housing Commission an opportunity to purchase favorable properties. Ms. Rigby said that the bill could be amended according to the task force's recommendations. She also said there was urgency concerning the bill because a rental property was up for sale in Ellicott City that, if purchased and resold, could drive rent up in the area and reduce housing availability for low/moderate income families.

**Ms. Engelke** asked what the bill's term "right to purchase" meant. Ms. Rigby answered that it meant that the County and Housing Commission would have an opportunity to purchase the property at the rate negotiated

between private parties.

A resident asked what was meant by the term “in perpetuity.” Ms. Rigby answered that it referred to units owned by the Housing Commission that would be required to be kept at low/moderate income rate and that this did not apply to private owners, even after they purchased a property from the Housing Commission.

### ***Volunteer(s) of the Year***

**Ms. Cederbaum** asked for the Board’s recommendations for OM’s Volunteer(s) of the Year. **Ms. Cederbaum** asked the Board to consider the recommendations and said that the subject would be brought back as old business at the next meeting.

### **Old Business**

#### ***County Executive Calving Ball’s Second Citizens Budget Hearing***

**Mr. Edelson** reviewed testimony which Ms. Cederbaum had presented for consideration (ATTACHMENT D). The testimony was based on OM’s December 2019 “First Citizens Budget Hearing” testimony. The Board agreed that no vote was required and to submit the same testimony for the March 12th hearing, either in person (based on board availability to attend the hearing) or online.

#### ***Columbia Transitway***

**Ms. Cederbaum** presented a letter to send to the County Executive and County Office of Transportation supporting prioritization of the Columbia Transitway in Howard County Transportation’s Priority Letter to the Maryland Department of Transportation FY2021 (ATTACHMENT E). The Board agreed that no vote was required and to send the letter.

### **Board Chair Report**

**Mr. Edelson** gave an update on the village center and the laundromat. He also asked that Ms. Cederbaum contact the County to find out about tree stumps left over from previous tree removal near Shadow Oaks.

**Mr. Edelson** said he would ask Oakland Mills High School again about the grassy hill on Thunder Hill Road that had been left to overgrow and the temporary fencing along the hill that was in disrepair.

**Mr. Edelson** gave an update on OM’s education committee and reminded those present of the change to voting districts for County Board of Education positions.

### **Village Manager Report**

Refer to the printed manager’s report (ATTACHMENT F).

**Ms. Cederbaum** presented the village’s 3<sup>rd</sup> Quarter FY20 Financial Report (ATTACHMENT G). **Mr. McCormack** motioned to accept the OM 3<sup>rd</sup> Quarter FY20 Financial Report. **Mr. Verma** seconded, and the motion passed (4-0-0).

**Ms. Cederbaum** reminded the Board and residents of the community meeting the following day with HCPD’s Community Outreach Division.

### **Committee Reports**

#### ***Architecture Committee***

**Mr. Edelson** motioned to send a 15-day notice to the owner(s) of 5263 Patriot Lane. **Mr. Verma** seconded, and the motion passed (4-0-0). **Mr. Edelson** then motioned to prepare a resolution to send to the CA Architectural Resource Committee if there was no response from the owner(s) of 5263 Patriot Lane. **Mr. McCormack**

seconded, and the motion passed (4-0-0).

#### NRAC Proposal

**Ms. Engelke** and Ms. Carrie Wenholz, OM's Covenant Advisor for Applications, presented exterior alteration proposals by Cedar Realty for two properties in the village center, which included landscaping changes and signage.

**Mr. Edelson** motioned to waive the three-week comment period for Cedar Realty's landscaping proposal. **Mr. Verma** seconded, and the motion passed (4-0-0).

The Architecture Committee agreed to keep the three-week public comment period for the laundromat signs.

#### **Bulletin Board**

**Mr. McCormack** made suggestions regarding placement of action items on the agenda.

**Mr. Edelson** reminded those present of the Stevens Forest Elementary School PTA and OMCA co-hosted Bingo event the following Friday night at the Other Barn.

**Ms. Cederbaum** referred to events listed on the back of the printed agenda.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 9:20 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

**February 11, 2020**

## 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; Bill McCormack, Board Vice-chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant (arrived 7:06 p.m.), Larry Pretlow (arrived 7:08 p.m.); Paul Verchinski; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

**Absent:** Lynn Engelke

**Also present:** Sharee Campbell, HoCoCounts 2020; Nick Mooneyhan, CA Open Space Operations Manager; Rob Plummer, CA Division Director of Capital Improvements; Dennis Matthey (CA Director of Open Space and Facilities Services). See also the resident list.

**Quorum present:** Yes

### Opening of Meeting

- **Mr. Verchinski** motioned to approve the January 28, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Verma** seconded, and the motion passed (2-0-2).
- **Mr. McCormack** motioned to approve the February 11, 2020 agenda (ATTACHMENT B). **Ms. Bryant** seconded, and the agenda was approved (4-0-0).

### Resident Remarks

Mr. Joel Hurewitz spoke about e-scooters coming to Columbia.

### New Business

#### *2020 Census*

**Mr. Edelson** introduced Sharee Campbell from HoCoCounts 2020. Ms. Campbell shared information about the 2020 census. She said that people could fill out the census form online, by mail, by telephone, or in person and that the Census would like help reaching hard-to-count members populations. She then opened the floor for questions from the Board and residents, and a discussion ensued. She also said that communities and organizations that wished to help reach hard-to-count populations could apply for a census community grant.

#### *CA Tot Lot Pilot Program Presentation*

CA Open Space Operations Manager Nick Mooneyhan and CA Division Director of Capital Improvements Rob Plummer presented an overview of Oakland Mills tot lots (ATTACHMENT C). The presentation reviewed usage data gathered from cameras placed at nine of OM's 21 tot lots from August 1st to November 7<sup>th</sup>, 2019. The rest of the data would be gathered from the remaining tot lots in 2020 during similar months. A discussion with Board members and residents ensued. **Mr. McCormack** suggested that CA conduct a study that would

help develop a vision and goals for the next fifty years and use this study as a guide for developing tot lots and other Open Space recreation areas. He asked that the OM Open Space committee, consisting of himself, Gerry Witte, and Ms. Bryant, be included in the entire process.

## **Old Business/Board Chair Report**

### ***Discussion of Possible Laundromat in the Oakland Mills Village Center***

**Mr. Edelson** reported that that representatives from County Executive Calvin Ball's office and Councilman Opel Jones' office, OM's Community Outreach Officer Roberto Lopez, his supervisor, and the Long Reach Community Outreach officer, toured the village center with Mr. Edelson and discussed the laundromat and possible safety issues. **Mr. Edelson** said that the County contacted Cedar Realty and received a response to some of their questions. He said that he was waiting a week for the County to provide its response before he sent OM's letter to Cedar opposing the laundromat. He reported that the County was trying to find out the tenant's contact information.

### **CCR Report**

**Ms. Thomas** presented her proposal for a community gathering area in Oakland Mills, as illustrated in a memo she sent to the CA Board and CA President Milton Matthews on January 24, 2020 (ATTACHMENT D). Her proposal called for the Stevens Forest area surrounding Stevens Forest Elementary and the Stevens Forest pool, including CA open space, paths, and tot lot be developed into a **multigenerational use area**. She asked that the Board consider asking CA for \$15,000 - \$20,000 in the CA budget to conduct a study on the feasibility of developing the area.

**Mr. Edelson** questioned whether CA would have room in its **budget to act on the study's recommendations** and said that the OM Board needed some commitment from CA for those funds. He also questioned why Ms. Thomas was proposing Stevens Forest for this project and quoted several statistics showing that the area was not underutilized. He suggested that the Talbott Springs pool area would be a better area to study since it was underutilized and surrounded by a population in need of such services.

**Mr. Verma** said, "I like the idea of making the neighborhood centers multi-generational usage."

**Ms. Thomas** responded, "This is not neighborhood centers. This is that area to be a gathering place. Let's not zero in on the neighborhood center because there's a pond, there's a school, there's everything that would be looked at. This is not a neighborhood center project." **Mr. Verma** asked her to clarify which area she was proposing, and she answered that it was the Howard Research and Development (HRD) land, which included the grassy area outside the pool and half of the parking lot (CA would need to purchase this land from HRD), the Stevens Forest pool, the area around Stevens Forest Elementary School owned by the HCPSS, and CA paths and Open Space, including the pond behind Pamplona Road. **Mr. Verma** said that the project should include SWOT (strengths, weaknesses, opportunities, threats) analysis of all the properties included in the proposal.

**Mr. Edelson** raised concerns that past studies conducted in Oakland Mills did not produce improvements and in fact harmed projects such as the Stevens Forest streetscape.

**Ms. Cederbaum** read comments that Ms. Engelke had asked her to share since she would not be present for the Board meeting (ATTACHMENT E). Ms. Engelke's concerns included traffic in an already congested area and noise complaints from residents. Ms. Engelke's comments also included a suggestion that the vacant lot and Talbott Springs pool area be studied for community investment and development. **Ms. Thomas** responded that the listed price for the Exxon lot was prohibitively high for CA.

**Mr. Pretlow** said that he would want the study to focus on the Talbott Springs pool area and asked why Ms. Thomas was focusing on the Stevens Forest area rather than the Talbott Springs area. **Ms. Thomas** answered that the area around the Stevens Forest pool was a desirable area to study and develop due to the size of the area

and the pond. She suggested that this could be a pilot program that could be used for Talbott Springs and other neighborhoods in Columbia.

**Mr. McCormack** said that the Board could start the process by sending something out to the community detailing the proposal, the constraints, and the exploratory nature of the process.

**Ms. Cederbaum** asked to clarify a point of policy that this was a new business item and should not be voted on until the next Board meeting since it now concerned the area around Stevens Forest pool and not the Neighborhood Center, as had been discussed in previous meetings. **Ms. Thomas** said the neighborhood centers were not the focus of the proposal but that she had brought up the issue at previous OM Board meetings. **Ms. Bryant** agreed. **Mr. Edelson** said that this item had never been brought up as a new business item but had been included as part of the CCR report as a neighborhood center discussion. Accordingly, it was not an item that had been discussed as a new business action item.

**Mr. Edelson** asked about memos that had been sent by Ms. Thomas to the CA Board in October and January. He also pointed out that this proposal had already been presented to the CA Board, but **Ms. Thomas** said the CA Board would not vote on it unless the OM Board voted to ask for it. **Mr. Edelson** asked about the CA Board's response to the memos. **Ms. Thomas** shared some responses but said that there would be no action until a vote was taken.

**Ms. Bryant** asked if this issue could be postponed until the next year so that the Board could gather the community's opinion about the matter. **Ms. Thomas** said community feedback would be part of the study. **Mr. Edelson** suggested that OM could conduct a survey of the community before asking for money for a study.

After further discussion, **Mr. McCormack** motioned to ask CA for an additional up to \$15,000 to \$20,000 in the CA budget with no adverse effect on Oakland Mills' current budget requests for a consultant-led process with a specified starting point of Oakland Mills Board involvement to explore a multi-generational gathering area in either the Talbott Springs pool and surrounding area or the Stevens Forest pool and surrounding area. This motion included an amendment proposed by **Mr. Pretlow** to add that there would be no adverse effects on the current budget requests and that the OM Board would be involved in the process from the beginning, which amendment was accepted by **Mr. McCormack**. **Mr. Verchinski** seconded, and the motion passed (5-1-0).

#### **Village Manager Report**

Refer to the printed manager's report (ATTACHMENT F).

#### **Bulletin Board**

**Mr. Verchinski** shared information about the Board of Education election forums, which would be organized according to the newly appointed districts. He also reported on an environmental study on the expansion of BWI that was being reconducted due to litigation by Howard County. He also announced a workshop and a meeting that BWI would be holding in March.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 9:00 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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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, February 25, 2020**

- 7:00 p.m.**                    **Opening of meeting**  
Approve Minutes from Feb. 11, 2020 Board Meeting  
Approve Agenda for Feb. 25, 2020 Board Meeting
- 7:05 p.m.**                    **Resident Remarks** (10 min)
- 7:15 p.m.**                    **NEW BUSINESS** (35 min)
- Board Member Concern** about the vote taken at the 11 February 2020 Board Meeting regarding Board Standards Policy compliance and the Maryland HOA Open Meetings Act. (10 min)
- Parking on Stevens Forest Road** between Basket Ring Road and Whiteacre, Board Discussion (10)
- Howard County proposed Council Bill 13-2020**, Discussion on the proposed bill which would provide the Dept. of Housing and Community Development and the HC Housing Commission with the first right to purchase rental housing at its final point of sale. To read the legislation [CLICK HERE](#). (10 min)
- Volunteer(s) of the Year**, Board Discussion (5 min)
- 7:50 p.m.**                    **OLD BUSINESS** (20 min)
- County Executive's 2<sup>nd</sup> Citizens Budget Hearing**, Board discussion (10 min)
- Columbia Transitway**, discussion a possible Board letter to the County Executive to ask the County to include the possible Columbia Transitway in the County's annual Priority Letter to the MD Department of Transportation (MDOT). Proposed Columbia transitway information is found at this link: [ColumbiaTransitway.org](http://ColumbiaTransitway.org), Board Discussion (10 min)
- 8:10 p.m.**                    **Board Chair Report**, Jonathan Edelson (10 min)
- 8:20 p.m.**                    **Village Manager Report**, Sandy Cederbaum (5 min)  
3<sup>rd</sup> Quarter Financials, review and acceptance
- 8:25 p.m.**                    **Committee Reports**  
**Architecture**, Lynn Engelke, Chair (20 min)

**Property Violations**

**\*Non-Residential Architecture Proposals**

\* Discussion of the proposals only and not the business itself.

- 1) Signs for Laundromat
- 2) Replacement trees behind LA Mart
- 3) Sprint Tower on top of a building on Twin Knolls Road

**8:50 p.m.                      Board Bulletin Board (5 min)**

**8:55 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. 25, 6-7pm, OMCA Education Meeting

Feb. 25, 7pm, OMCA Board Meeting

Feb 26, 7-8pm, Police Community Outreach Division/OM Community Meeting

Feb. 28, 10am, Lively Arts for Little Ones Presents “Chris Campbell, Music for Kids”

Feb. 28, 6:30-8:30pm, BINGO, doors open at 6pm

March 10, 7pm, OMCA Board Meeting

March 14, 10 a.m., Hands on CPR, AED, and Narcan Training (non-certificate class)

Presented by Howard County Fire & Rescue

Oakland Mills Board of Directors Meeting  
25 February 2020

Submitted by Lynn-Steven Engelke as an item of New Business:  
Concern of a Board member about the vote taken at the February 11, 2020 meeting regarding Board Standards Policy compliance and the Maryland Open Meetings Act

As an elected Board, our goal is that our meetings and all actions taken during them be inclusive, transparent, and responsive to our residents.

My concern is that the vote taken at the February 11, 2020 meeting aligned with none of these goals. The vote was taken outside of our agreed-upon Board procedures.

The vote took place during the CA Representative report, which was described in the published agenda only as a discussion, with no attachment or information to alert residents as to the scope of the discussion.

The item on the published agenda ("discussion of a proposal for a process to determine if the Stevens Forest pool/School/open space area can be re-invented") had never been introduced as New Business during previous Board meetings. Our standard Board procedure stipulates that votes be taken only on Old Business items, to give ample time for Board members and residents to review, reflect, discuss, and offer input.

The proposal, which is now attached to the 11 February 2020 minutes, was not presented at any preceding Board meeting. Prior to the 11 February 2020 discussion, it was shared by the CA Representative only privately on a one-on-one basis, outside of open Board meetings, and with selected Board members and residents. It is in the form of a memo addressed to the CA Board of Directors and CA President/CEO, dated January 24, 2020, over two weeks before it was presented to the OMCA Board. This memo also references a previous memo to CA Board and President, dated 7 October 2019. To my knowledge, no one on the OMCA Board had or has now seen this earlier memo.

It seems likely to me that the irregularity of this vote was due in part to a misunderstanding of what constitutes a Neighborhood Center.

Most Villages in Columbia have a single Neighborhood Center, some have none at all, but Oakland Mills has three. They are the small structures adjacent to the swimming pools. They are owned and maintained by CA but are managed by OMCA and are available to organizations for meetings and other activities.

Since May of 2019, CA has made the OMCA Board aware of concerns relating to these aging structures. They have conducted on-site evaluations and reviewed operating expenses and ongoing as well as projected long-range maintenance costs. They have also requested that the Board supply data regarding leasing, usage, and perceived community value of these of these

buildings, all of which the Board provided, including the official OMCA Neighborhood Center Position Paper, dated 16 December 2019, which I'm attaching here.

In the 13 months preceding the 11 February 2020 meeting, our Neighborhood Centers have come up during 10 meetings and two Board-approved actions were taken. However, it is important to note these actions were on Neighborhood Centers only. Neighborhood Centers DO NOT include adjacent or surrounding properties, nor do they include facilities owned by CA or by other entities. In the case of the Stevens Forest Neighborhood Center, this excludes the pool, the open space, the tot lot and picnic tables, and the pond and pathways. Also excluded are both the property now owned by Howard Hughes and the property controlled by the Howard County Board of Education. Yet all of these areas form the very focus of the proposal and the resulting vote taken at the 11 February meeting.

This exclusion was acknowledged during the discussion preceding the vote and recorded in the meeting minutes, attached. It was definitively and repeatedly stated by the CA Board Rep that the proposal did not apply to the Stevens Forest Neighborhood Center, was not a neighborhood center project and was focused on the surrounding area, but that she had brought up the issue during her verbal reports at previous meetings.

Considering all of the above, it is clear that the proposal was never introduced as New Business and therefore could not, following standard Board procedures, be voted on as Old Business.

Therefore, I request the Board, being mindful our responsibilities to be inclusive and transparent with the residents who elected us, take the following actions:

1. Reintroduce this proposal as New Business and include it as an item in the published publicly-available agenda, along with a link to relevant documents.
2. Following discussion in the open Board meeting, move the item to the following Board meeting as Old Business, at which time a vote could be taken.
3. Notify the CA Board of Directors that the motion and subsequent vote taken at the 11 February 2020 meeting and reported to them on 13 February 2020 is being reconsidered and potentially changed or amended.



**Oakland Mills Community Association**  
**The Other Barn • 5851 Robert Oliver Place**  
**Columbia, MD 21045**  
 410-730-4610 • oaklandmills.org



February 25, 2020

Dear County Executive Ball:

The Oakland Mills Community Association continues to support the inclusion of the construction of the Downtown Columbia Transitway as a high priority in the Howard County Transportation Priority Letter to the Maryland Department of Transportation (MDOT)'s FY2021 Howard County Priority Letter to MDOT.

We have long supported connecting east and west Columbia by mean of a pedestrian, bicycle, and transitway with the bridge across US 29 between Downtown Columbia and the Village of Oakland Mills as a linchpin. We applaud the improvements that have been made to the pathway and the attractive upgrades to the bridge, but there is still much work to be done in the area of transit.

We envision an efficient and attractive 21<sup>st</sup> Century active-transit corridor right through the heart of Columbia. It would encourage users by connecting key activity centers between Columbia Gateway and Howard County General Hospital, including Downtown Columbia, Howard Community College, Blandair Park, and several village centers. This proposed transit corridor could take advantage of rights-of-way planned by Columbia's developers a half century ago for such a transit system. This existing infrastructure could form the basis for a truly unique and cost-effective opportunity for development of an effective and efficient transitway through the heart of Columbia.

This project would meet many needs, including:

- Relieving traffic congestion and the need for parking in Downtown Columbia by providing alternate means of transportation for workers, shoppers, and people attending events.
- Connecting workers with Gateway Center jobs. The County's plans to make the corporate park into an economic driver with new businesses should be accompanied by a plan to efficiently and quickly transport people to the job center.
- Helping to relieve congestion on Routes 29 and 175.
- Making other major destinations, such as several village centers with relatively high density along the transitway, accessible to those without cars and those who choose not to use their cars to get around town.
- Helping to attract investment in older village centers such as Oakland Mills and Long Reach.
- Improving safety and security on the US 29 pedestrian and bicycle bridge if the transit shares a bridge with other users or is in close proximity to the pedestrian/bicycle bridge.

- Reducing energy consumption and greenhouse gases by increasing the number of residents using alternate modes of transportation.

We believe the proposed transitway should be assessed for more than just its economic benefits. American tastes are changing. Millennials, Baby Boomers and others want communities that are less car-dependent and offer mixed-use, compact, amenity-rich, and transit-accessible neighborhoods and walkable places. Accordingly, the feasibility of the new transitway cannot be evaluated solely on the basis of economic impact, nor can it be evaluated on guesses about future transit ridership. Policy makers must also consider how it would promote livability and connectedness, taking into account economic, transportation, public safety, environmental, community development, and other benefits that promote and enhance the quality of life in Columbia.

This is truly an exciting project. Howard County has stated that creating a more transit-friendly community is a priority. This is an opportunity to make that stated priority a reality.

Sincerely,

Jonathan L. Edelson, Chair  
Oakland Mills Board of Directors



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- Reducing energy consumption and greenhouse gases by increasing the number of residents using alternate modes of transportation.

We believe the proposed transitway should be assessed for more than just its economic benefits. American tastes are changing. Millennials, Baby Boomers and others want communities that are less car-dependent and offer mixed-use, compact, amenity-rich, and transit-accessible neighborhoods and walkable places. Accordingly, the feasibility of the new transitway cannot be evaluated solely on the basis of economic impact, nor can it be evaluated on guesses about future transit ridership. Policy makers must also consider how it would promote livability and connectedness, taking into account economic, transportation, public safety, environmental, community development, and other benefits that promote and enhance the quality of life in Columbia.

This is truly an exciting project. Howard County has stated that creating a more transit-friendly community is a priority. This is an opportunity to make that stated priority a reality.

Sincerely,

Jonathan L. Edelson, Chair  
Oakland Mills Board of Directors

## Manager's Report

Submitted by Sandy Cederbaum for February 25, 2020 OMCA Board Meeting

### SAVE THE DATES:

#### Friday, March 27<sup>th</sup>: Annual Volunteer Dinner

OM Volunteers and a guest will receive invitations in Mid-Feb. for this annual event. Please save the date!

**Volunteer(s) of the Year Nominations:** Each year at an April Board Meeting the Board honors an Oakland Mills Community Association Volunteer or and Oakland Mills Community Association committee to be honored as the OMCA Volunteer of the Year. We hold a reception prior to the board meeting in honor of the individual(s) and present them with a gift.

**Board members** – please email nominations to me before the March 10th Board Meeting when we will hold a closed ballot vote on all nominations submitted. If you are at the upcoming meeting you can suggest it then or send in an email. Last year the award went to the members of the Education Committee.

#### Community and village issues:

Continue to monitor current community issues and work w/county and board chair/committee chairs to address issues.

- Awaiting a reply from Buck Bohmer, HC Engineering regarding roundabout study that county said would be conducted – sent the same email for the third time to Jenn Biddle.
- Facilitated the contract between a daycare and OMCA to use Talbott Springs NC and worked with the new tenants as they go through the process of state licensing and fire marshal inspections.
- Election Packets finalized and available for pick up at the Other Barn during office hours.
- Farmers Market – arranged for Cedar Properties to draft a lease between Cedar and The HC Farmers Market for the upcoming season
- Discussed parking issue SF Road/Basket Ring to Whiteacre with CPL Lopez, Jonathan, and Columbia Pointe management. Details to be provided at upcoming OMCA Board Meeting
- Will represent the village managers at the CA meeting for those interested in serving on the CA Board, meeting Saturday 2/22 at 10 a.m.

**Thunder Hill:** All going well w/OMNS and upcoming Little Chef camp

**Stevens Forest:** TVIH is pleased that they will be able to move their programs/events To the Other Barn weekdays this coming summer

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

**February 20, 2020**

TO: Marie Davidson, CPA, CA Senior Internal Auditor  
FROM: Sandy Cederbaum, Village Manager, Oakland Mills Community Association  
SUBJ: FY20, 3<sup>rd</sup> Quarter Financials

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**Expenses:**

- 16 **Operating Expenses** – less than anticipated supplies and other operating expenses. This is our quiet time of year.
- 17 **Other Printing** – same as explanation for Operating expenses
- 26 **Repairs and Maintenance** – an account that is unpredictable because we never know when A piece of equipment will bread down
- 27 **Furniture and Fixtures** – Less than anticipated furniture and fixture needs/expenses
- 29 **Depreciation** – will balance out by year end.

Village: Oakland Mills  
 Fiscal Year: FY20  
 Quarter: 3  
 Date Prepared: 12-Feb-20

**SUMMARY STATEMENTS OF ACTIVITIES**  
 May 1 - January 31

	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>		<u>YTD Prior Year</u>
<b><u>REVENUES</u></b>						
1 CA Annual Charge Share	96,524	299,693	299,692	0		305,003
2 Lease & Rental	20,276	152,761	160,435	(7,674)		147,317
3 Tuition & Enrollment	0	0	0	0		0
4 Interest	16	47	12	35		8
5 Special Events	5,327	16,595	16,500	95		17,113
6 Fees	87	253	290	(37)		233
7 Miscellaneous	320	1,822	1,920	(98)		1,876
8 Gain/loss on Disposal of Asset	0	0	375	(375)		0
Total Revenue	<u>122,549</u>	<u>471,170</u>	<u>479,224</u>	<u>(8,055)</u>		<u>471,550</u>
<b><u>EXPENSES</u></b>						
9 Staff Salaries	80,393	235,003	238,000	(2,997)		227,777
10 Janitorial Wages	619	4,014	4,500	(486)		4,300
11 Contract Labor	0	58	180	(122)		0
12 Payroll Benefits	2,728	31,654	30,000	1,654		30,482
13 Payroll Taxes	6,577	18,740	21,100	(2,360)		19,218
14 Janitorial Expense	9,860	32,739	39,850	(7,111)		35,017
15 Fees	3,384	18,014	17,495	519		8,923
16 Operating Expenses	375	2,313	3,715	(1,402)	Requires Comment	3,129
17 Business Expenses	1,578	1,894	1,800	94		1,900
18 Insurance	4,381	9,369	10,540	(1,171)		9,438
19 Advertising	1,335	4,005	4,785	(780)		3,890
20 Newsletter	1,880	13,160	14,560	(1,400)		13,160
21 Other Printing	0	57	1,670	(1,613)	Requires Comment	842
22 Donations/Contributions	7,631	7,686	6,300	1,386		4,500
23 Special Events	6,534	17,587	20,100	(2,514)		24,230
24 Taxes	134	224	720	(496)		722
25 Utilities	1,653	19,512	23,970	(4,458)		19,734
26 Repairs & Maintenance	2,941	15,157	12,050	3,107	Requires Comment	10,859
27 Furniture & Fixtures	1,063	1,236	2,000	(764)	Requires Comment	668
28 Total Expenses Before Depreciation	<u>133,064</u>	<u>432,420</u>	<u>453,335</u>	<u>(20,915)</u>		<u>418,788</u>
29 Depreciation	922	2,619	1,898	722	Requires Comment	1,907
30 Total Expenses	<u>133,987</u>	<u>435,040</u>	<u>455,233</u>	<u>(20,193)</u>		<u>420,695</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>(11,437)</u>	<u>36,130</u>	<u>23,992</u>	<u>12,138</u>		<u>50,855</u>

Input cells

Village: Oakland Mills  
 Fiscal Year: FY20  
 Quarter: 3  
 Date Prepared: 12-Feb-20

DETAILED STATEMENTS OF ACTIVITIES  
 May 1 - January 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
<b>REVENUES</b>					
1 CA Annual Charge Share	96,524	299,693	299,692	0	305,003
A. CA Base Annual Charge Share	89,654	268,962	268,963	(1)	275,340
B. CA Medical Reimbursement	6,495	19,485	19,484	1	19,661
C. Other CA Reimbursement	375	1,125	1,124	0	0
D. Payment to CA for excess cash reserves	0	10,121	10,121	(0)	10,003
2 Lease & Rental	20,276	152,761	160,435	(7,674)	147,317
A. Room Rentals	17,778	141,991	151,000	(9,009)	136,904
B. Leases	1,798	5,630	5,580	50	7,393
C. Retained Deposits	700	5,140	3,855	1,285	3,020
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	16	47	12	35	8
5 Special Events	5,327	16,595	16,500	95	17,113
6 Fees	87	253	290	(37)	233
A. Copier	2	16	30	(14)	23
B. Late Fees	22	46	0	46	8
C. Postage	0	0	0	0	0
D. Notary	48	117	150	(33)	107
E. Other	15	74	110	(36)	95
7 Miscellaneous	320	1,822	1,920	(98)	1,876
A. Sales	320	1,822	1,900	(78)	1,876
B. Newsletter Ads	0	0	0	0	0
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	20	(20)	0
8 Gain/loss on Disposal of Asset	0	0	375	(375)	0
<b>Total Income</b>	<b>122,549</b>	<b>471,170</b>	<b>479,224</b>	<b>(8,055)</b>	<b>471,550</b>

Village: Oakland Mills  
 Fiscal Year: FY20  
 Quarter: 3

DETAILED STATEMENTS OF ACTIVITIES  
 May 1 - January 31

<u>EXPENSES</u>	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
9 Staff Salaries	80,393	235,003	238,000	(2,997)	227,777
10 Janitorial Wages	619	4,014	4,500	(486)	4,300
11 Contract Labor	0	58	180	(122)	0
12 Payroll Benefits	2,728	31,654	30,000	1,654	30,482
13 Payroll Taxes	6,577	18,740	21,100	(2,360)	19,218
14 Janitorial Expense	9,860	32,739	39,850	(7,111)	35,017
A. Cleaning Service	7,063	22,938	20,350	2,588	19,517
B. Setup & Breakdown	1,352	7,112	13,500	(6,388)	10,903
C. Floors, Carpets and Windows	0	0	2,400	(2,400)	1,480
D. Supplies	1,444	2,688	3,600	(912)	3,117
15 Fees	3,384	18,014	17,495	519	8,923
A. Accounting	590	3,040	3,355	(315)	2,520
B. Legal	0	0	2,600	(2,600)	0
C. Performance	0	0	0	0	0
D. Audit	0	7,695	4,000	3,695	0
E. Web	224	763	2,000	(1,237)	748
F. Other	2,570	6,516	5,540	976	5,655
16 Operating Expenses	375	2,313	3,715	(1,402)	3,129
A. Office Supplies	0	33	0	33	0
B. Program Supplies	302	1,727	2,300	(573)	2,470
C. Cost of Goods Sold	0	315	280	35	200
D. Postage	73	138	675	(537)	344
E. Staff Development	0	100	300	(200)	116
F. Catering/Food Service	0	0	0	0	0
G. Other	0	0	160	(160)	0
17 Business Expenses	1,578	1,894	1,800	94	1,900
A. Mileage	172	343	375	(32)	338
B. Food (Business Meals)	1,039	1,184	875	309	1,004
C. Other	367	367	550	(183)	558
18 Insurance	4,381	9,369	10,540	(1,171)	9,438
19 Advertising	1,335	4,005	4,785	(780)	3,890
20 Newsletter	1,880	13,160	14,560	(1,400)	13,160
21 Other Printing	0	57	1,670	(1,613)	842
22 Donations/Contributions	7,631	7,686	6,300	1,386	4,500
23 Special Events	6,534	17,587	20,100	(2,514)	24,230
24 Taxes	134	224	720	(496)	722
25 Utilities	1,653	19,512	23,970	(4,458)	19,734
A. Gas & Electric	334	15,560	19,500	(3,940)	15,302
B. Water & Sewer	460	1,393	1,985	(592)	1,961
C. Telephone	859	2,560	2,485	75	2,472
26 Repairs & Maintenance	2,941	15,157	12,050	3,107	10,859
A. Building	1,611	11,779	9,000	2,779	8,271
B. Equipment	1,330	3,377	3,050	327	2,588
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	1,063	1,236	2,000	(764)	668
28 Total Expenses Before Depreciation	133,064	432,420	453,335	(20,915)	418,788
29 Depreciation	922	2,619	1,898	722	1,907
30 Total Expenses	133,987	435,040	455,233	(20,193)	420,695
Increase/(Decrease) in Unrestricted Net Assets	(11,437)	36,130	23,992	12,138	50,855

Input cells

Village: Oakland Mills  
 Fiscal Year: FY20  
 Quarter: 3  
 Date Prepared: 12-Feb-20

STATEMENTS OF FINANCIAL POSITION  
 May 1 - January 31

<u>ASSETS</u>	<u>FY20</u>	<u>FY19</u>	<u>Variance</u>
<b>CASH AT END OF PERIOD:</b>			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	126,073	153,224	(27,151)
Cash (Savings Accounts)	176,876	149,402	27,474
Short term investments	20,538	20,485	53
Total Cash and Investments	<u>323,587</u>	<u>323,211</u>	<u>376</u>
Accounts Receivable	887	787	100
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	<u>887</u>	<u>787</u>	<u>100</u>
Furniture, Fixtures and Leasehold Improvements	108,510	97,585	10,925
Accumulated Depreciation	(96,657)	(96,254)	(403)
Net Furniture and Fixtures	<u>11,854</u>	<u>1,331</u>	<u>10,523</u>
<b>TOTAL ASSETS</b>	<u><b>336,327</b></u>	<u><b>325,329</b></u>	<u><b>10,998</b></u>
<b><u>LIABILITIES AND NET ASSETS</u></b>			
Accounts Payable	1,045	1,934	(890)
Amount Payable to CA for excess cash reserves	0	0	0
Security Deposits	19,315	21,815	(2,500)
Sales Tax	0	0	0
Deferred Revenue - CA	96,524	98,453	(1,929)
Deferred Revenue - Other	9,519	8,853	666
Accrued Liabilities - Payroll	13,810	13,273	537
Accrued Liabilities - Other	19,510	16,147	3,363
Long Term Debt Due Within 1 Year	0	0	0
Subtotal - Short Term Liabilities	<u>159,723</u>	<u>160,475</u>	<u>(752)</u>
Long Term Debt Due After 1 Year	0	0	0
Unrestricted Net Assets:			
Beginning of year	140,474	113,999	26,475
Increase/(Decrease) in Unrestricted Net Assets for Year	<u>36,130</u>	<u>50,855</u>	<u>(14,725)</u>
Net Assets - Year-to-Date	<u>176,604</u>	<u>164,854</u>	<u>11,750</u>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<u><b>336,327</b></u>	<u><b>325,329</b></u>	<u><b>10,998</b></u>