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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

April 28, 2020

Link to YouTube recording of the April 28, 2020 OMCA Board Meeting: <https://youtu.be/JVQE4sscfigs>

OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to Maryland State Governor Larry Hogan's lockdown orders during the Covid-19 pandemic.

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; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Larry Pretlow; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Bageshwar Verma

Also present: list not available, multiple residents joined the Zoom meeting; Michael Harris, Special Assistant to Howard County Councilman Opel Jones.

Quorum present: Yes

Opening of Meeting

- **Ms. Engelke** motioned to approve the April 14, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-1-0).
- **Mr. Verchinski** motioned to approve the April 28, 2020 agenda (ATTACHMENT B), and **Ms. Bryant** seconded. **Mr. Edelson** asked to amend the agenda. The amended agenda was approved (6-0-0).

Resident Remarks

Resident Kathryn Knight said that she felt disheartened that the Board had not responded to a resident's concerns at the April 14th, 2020 Board meeting. Resident Timothy Grant stated that he felt resident concerns with board members should be discussed outside of a meeting setting. Board members spoke in response to both Ms. Knight's and Mr. Grant's resident remarks. (Complete video link attached.)

New Business

Board Procedure Guidelines

Ms. Bryant shared research she conducted on village/HOA board conduct (ATTACHMENT C). A discussion ensued. The Board agreed that the issue should be revisited after the new Board year.

Old Business

OMCA Draft Budget

Ms. Cederbaum presented changes to the proposed OMCA FY21 Draft Budget. A discussion ensued. **Mr. Edelson** motioned to adopt the FY21 Second Draft Budget as submitted by Ms. Cederbaum. **Mr. McCormack** seconded, and the motion passed (6-0-0).

PPP CARES Act Loan

Ms. Cederbaum reported that OMCA had received paperwork for a Paycheck Protection Program (PPP) loan to cover employee paychecks and utilities for 2.5 months during the Covid-19. The PPP would function as a grant if used for employee paychecks and utilities but would remain a loan if used for other purposes. **Ms. Cederbaum** said that she had sent the loan paperwork to the Board for their review and asked for the Board's approval before she would send it. A discussion ensued. **Mr. Edelson** motioned to approve acceptance of the Payroll Protection Program loan, a part of the CARES Act, in the amount of \$67,900.00 issued by Fulton Bank on behalf of the SBA, approve all terms and conditions outlined in the loan, and approve Sandy Cederbaum, Oakland Mills Village Manager as authorized signor for the loan on behalf of the Oakland Mills Community Association and absolve Ms. Cederbaum of all loan agreement terms and conditions. **Ms. Engelke** seconded, and the motion passed (6-0-0).

Parking on Stevens Forest Road Between Basket Rig Road and White Acre Road

Mr. Michael Harris, Special Assistant to Howard County Councilman Opel Jones, reported that Councilman Jones's office had spoken with the Bureau Chief of Highways and was referred to the Office of Law about OMCA's inquiries regarding parking in bike lanes. The Office of Public Works indicated that this was a gray area in the law. Mr. Harris said that the Office of Law would research the subject and let OMCA know if no-parking signs could be installed in bike lane areas. A discussion ensued.

Board Chair Report

Mr. Edelson reported that he had contacted Cedar Realty before the shutdown about the new laundromat but had not heard back from them. He also reported that all businesses except Vennari's Pizza had reopened in the village center. (Note: as of May 4, 2020, Vennari's had re-opened.)

Mr. Edelson said that Talbott Springs Elementary School Principal Nancy Thompson had been selected as Howard County Public School System's Principal of the Year.

Mr. Edelson thanked Ms. Cederbaum for her work during the shut-down.

CCR Report

Ms. Thomas reported that CA had approved a budget that took into account the impact of Covid-19. Many items had to be reduced or cut to decrease the budget from \$15 million to \$8 million. She said that CA had made no decisions yet about when pools would reopen.

Ms. Thomas thanked the Board and said she enjoyed serving Oakland Mills through the years. **Mr. Pretlow** thanked Ms. Thomas for her record of community service.

Village Manager Report

Ms. Cederbaum said that she was hopeful that the covenant process would return according to staff capabilities while working reduced hours.

Committee Report—Architecture Committee

Ms. Engelke reported on a meeting of the village managers called by CA legal counsel Sheri Fanaroff. A

realtor's organization had asked that the villages come up with a unified plan for covenants during the Covid-19 lockdown. **Ms. Engelke** said that the villages were unable to come to an agreement and that it would be left up to the individual villages to handle covenant issues in the manner that they choose during the Covid-19 pandemic. Oakland Mills had begun discussing how to handle requests for letters of compliance based on covenant advisors' personal discretion regarding personal health and safety and with regard to their reduced hours.

Ms. Bryant asked about board member covenant compliance. **Ms. Cederbaum** said she would put it on the agenda for the next Board meeting since it was a board policy that the Board would need to address.

Bulletin Board

Mr. Pretlow said that he was thankful to serve on the OMCA Board and that good things were happening in Oakland Mills.

Ms. Thomas expressed her gratitude for serving with the Board and wished all the best of luck.

Mr. Verchinski reported on the transportation board, installation of scooters in Columbia, and investment in Complete Streets.

Mr. McCormack thanked the Board, staff, and County for another great year.

Ms. Bryant reported on an effort to reach out to neighbors in Thunder Hill and provide information about resources during Covid-19.

Mr. Edelson thanked the board members for their participation during the year and thanked them for entrusting him as chairman. He also spoke about Oakland Mills Online, which was created and run by OM residents and had recently been featured in the Baltimore Sun. He also reported on organizations and locations that were taking donations.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:03 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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April 14, 2020

OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to Maryland State Governor Larry Hogan's lockdown orders during the Covid-19 pandemic.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:10 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Larry Pretlow; Paul Verchinski; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: none

Also present: list not available, 15 residents joined Zoom meeting; Michael Harris, Special Assistant to Howard County Councilman Opel Jones.

Quorum present: Yes

Opening of Meeting

- **Mr. McCormack** motioned to approve the March 10, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Verchinski** seconded, and the motion passed (7-0-0).
- **Mr. McCormack** motioned to approve the April 14, 2020 agenda (ATTACHMENT B). **Ms. Thomas** seconded, and the agenda was approved (6-0-1).

Resident Remarks

Resident Lena Kennedy read a letter expressing her concern about a board member's conduct and the Board's lack of response to that conduct.

Mr. Pretlow responded to Ms. Kennedy's letter and expressed concerns that he was being personally attacked by community members and a board member.

New Business

OMCA FY21 Draft Budget Discussion

Ms. Cederbaum reviewed the OMCA FY21 Draft Budget with the board. She discussed a CARES SBA-LLLP loan/grant she had applied for called the PPPL. A discussion ensued. **Ms. Cederbaum** said she would send the Board further details regarding the EIDL grant/loan.

Old Business

Columbia Association Watershed Advisory Committee Discussion

Mr. Edelson reviewed the Board's previous discussion regarding two community members who had expressed interest in serving as OMCA's CA Watershed Advisory Committee representative. **Mr. Verchinski** motioned to send Bob Marietta's name to the CA Watershed Advisory Committee with Phil Engelke as a second. **Mr. Verma** seconded, and the motion passed (6-0-0, one board member declined to vote).

Parking on Stevens Forest Road Between Basket Rig Road and White Acre Road

Mr. Edelson reported that on the westbound side of the streetscape between Stevens Forest Road and Basket Ring Road, the County had spray-painted bike lane striping indicators and posted bike lane begin and end signs.

Ms. Thomas asked about the ongoing issue of trucks parking on Stevens Forest and White Acre Roads. Mr. Michael Harris, Special Assistant to Howard County Councilman Opel Jones, said that Dr. Jones' office requested increased police monitoring of parking on Stevens Forest and White Acre Roads. Mr. Harris said he would follow up with the County to see if and when increased monitoring would be conducted, given the Covid-19 situation.

Board Chair Report

Mr. Edelson reported on the joint villages' letter to CA regarding end-of-the-year financials and a Board chair virtual meeting that was held on March 31st. The Board chairs asked that CA discuss with them remittance of cash reserves in excess of 20%.

Mr. Edelson shared a draft version of testimony for the TSES rebuild. The Board agreed that the testimony could be presented to the County for its April 16, 2020 County Council hearing on the FY21 Operating Budget for Education.

CCR Report

Ms. Thomas reported that CA was conducting an easement study to determine what people were allowed to do in certain areas of Symphony Woods. She said that this was the beginning of the process of CA regaining control of that land.

Ms. Thomas reported on the financial situation CA was facing due to Covid-19.

Village Manager Report

Ms. Cederbaum reported on upkeep of village facilities and staff pay during the Covid-19 pandemic.

Ms. Bryant expressed concern about candidates' abilities to conduct campaigning activities due to Covid-19 social distancing restrictions. The Board also discussed the cancelled elections forum, where ballots were being sent, and how and when ballots would be picked up and counted.

Safety and Security Report: attached (ATTACHMENT C)

Bulletin Board

Mr. Pretflow stated that he felt he was treated unfairly during resident remarks.

Ms. Thomas wished everyone to be safe during the Covid-19 crisis.

Ms. Engelke gave an update on letters of compliance and exterior alteration applications. She read a letter by Howard County Department of Planning and Zoning Director Amy Gowan as an example to follow for the covenant process. In the letter, Ms. Gowan stated that code enforcement was not considered an essential activity

by Governor Hogan and so would not be investigated and enforced during the Covid-19 lockdown. Likewise, processing of letters of compliance and exterior alteration applications would not be considered essential and would be suspended during the lockdown, though OMCA's covenant advisors would continue monitoring their emails for questions asked by community members and others.

Mr. McCormack stated that he agreed with the manner in which Mr. Edelson had conducted the board meeting.

Mr. Verma said he had found a silver lining to the Covid-19 crisis and now had time to devote to creative writing.

Mr. Edelson urged the Board to keep in perspective the adversities caused by Covid-19 and to find some way to find common ground and proceed peacefully for the benefit of the community.

Ms. Carpenter thanked BGE for restoring power after her home had been without power for nearly 24 hours.

Ms. Bryant asked about reporting downed trees and limbs to CA during the crisis.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:31 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Village Board**

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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, April 28, 2020 – 7 p.m.**

**Oakland Mills Community Association is inviting you to a scheduled Zoom meeting.
You may join the meeting beginning at 6:50 p.m. You will be placed in a “waiting room” and zoom host
will admit. All participant’s audio will be muted upon “entry”.**

COMPUTER/IPAD - Join Zoom Meeting

<https://zoom.us/j/98954363738?pwd=STJKdkExUjZoZjR4N3lzb3RhaHVXQT09>

Meeting ID: 989 5436 3738

Password: 571140

PHONE CONNECTION - One tap mobile

+1 253 215 8782 US

+1 301 715 8592 US

Meeting ID: 989 5436 3738

Password: 571140

7:00 p.m.

Opening of meeting

Approve Minutes from April 14, 2020 Board Meeting

Approve Agenda for April 28, 2020 Board Meeting

7:05 p.m.

Resident Remarks (10 min)

7:15 p.m.

NEW BUSINESS (20 min)

OMCA Election Update, Report from EMC Chairs (5 min)

Introduce OM Board procedure guidelines for conduct during meetings,

Board Discussion (15 min)

7:35 p.m.

OLD BUSINESS (10 min)

OMCA Draft Budget, Discussion and Possible Vote

Parking on Stevens Forest Road between Basket Ring Road and Whiteacre,
possible update

Councilman Jones’ office pursuing with County and will report back

7:50 p.m.

Board Chair Report, Jonathan Edelson (10 min)

- 8:00 p.m.** **Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min)
Vice-Chair of the Columbia Association Board of Directors
Update on the Columbia Association budget
- 8:10 p.m.** **Village Manager Report**, Sandy Cederbaum (10 min)
Covid 19, current operations update, financial update
- 8:15 p.m.** **Committee Reports**
Architecture, Lynn Engelke, Chair (5 min)
- 8:20 p.m.** **Board Bulletin Board** (5 min)
- 8:25 p.m.** **Adjourn**

Ideas for Board Conduct Guidelines **Rebecca Bryant**

1. Respect and support the majority decision- Always speak with one voice, supporting adopted board decisions, even if a member was in the minority for the action.
2. May not make personal attacks, harassment, threats, or coercive remarks towards colleagues, management, or residents.
3. Language at board meetings will be kept professional. It is understood that there will be difference of opinion. They should be expressed in a clear businesslike fashion and will be noted in the meeting minutes. However, respect should be given to the meeting agenda, and once an opinion is expressed, unless there is new information, the board member shall allow the discussion to continue or the issue to be resolved.
4. Members shall respect the right given to the board chair to run the meeting. It is the power and responsibility of the board chair to end unproductive conversations. If the board disagrees with the board chair's premature ending of a conversation, a majority vote can continue the discussion. (this one is worded funny I know, help appreciated)
5. No board member shall engage in any writing, publishing, or speech that defames any other member of the board, management, or resident of the community, as an individual or as a board member. Personal attacks are prohibited and are not consistent with the best interest of the community.
6. No member will knowingly represent facts to the residents of the community for the purpose of advancing cause or influencing the community to place pressure on the board to advance a cause. Member shall strive to fully understand all issues before reaching out to the public.