



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: Bill McCormack, Jr., Co-Chair ~ Ginny Thomas, Co-Chair
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Lynn-Steven Engelke
Judy Gottsagen ~ Paul Verchinski

March 28, 2017

OMCA Regular BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:07 pm.

Present: Ginny Thomas, Co-Chair; Bill McCormack, Co-Chair; Jonathan Edelson, Vice Chair (arrived at 7:15pm); Kay Wisniewski, AC Chair; Lynn Engelke; Judy Gottsagen; Paul Verchinski; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator

Also Present: Val Barnard, CA Assistant Director of Sales and Training; See resident list.

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the March 28, 2017 agenda (ATTACHMENT "A"). **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to accept the February 28, 2017 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Wisniewski** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to accept the March 14, 2017 OMCA Board minutes from the Board meeting that was held by conference call due to inclement weather (ATTACHMENT "C"). **Ms. Gottsagen** seconded and the motion passed (6-0-0).
- **Mr. McCormack** announced pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session on March 14, 2017 in order to have consultation with legal counsel. **Ms. Thomas** motioned to go into closed session at 7:33pm on March 14, 2017. **Ms. Gottsagen** seconded and the motion passed (7-0-0). The closed meeting was adjourned at 8:06pm.

New Business

CA Marketing "Roll Out of Membership Plans

- Val Barnard, CA Assistant Director of Sales and Training distributed a handout explaining the new CA Membership Structure (ATTACHMENT "D").
- Ms. Barnard explained that CA had hired an outside firm to look at the structure of CA's rates. Residents had stated that they did not know what they were buying. A competitive analysis was done and the new membership structure was designed.
- The membership rates will begin May 1, 2017 for new members. There will be an electronic conversion of current members to ensure the right fit. At the time of a current members' anniversary or renewal date, the new rates will be phased in.
- **Ms. Gottsagen** asked if when the gym the member has chosen as their one gym is closed, can they go to another gym. Ms. Barnard stated yes, they can.

- Ms. Barnard stated that with the iFit membership, the member does not have access to specialty classes. The CA Fit and Play grants the member priority registration for specialty classes.
- Ms. Barnard stated that current Package Plan members will transition into a watered down CA Fit and Play. Over the course of 5 years, current Package Plan members will see a larger rate increase during their renewal time.
- Ms. Barnard stated that all rates will be posted on the CA website by early April.
- **Ms. Engelke** asked what the “Extra fees apply” means. Ms. Barnard stated that if you want to participate in something that is outside your membership group, you will pay extra fees.
- Resident Carol Brain asked if the website listed what classes have extra fees. Ms. Barnard stated no.
- Ms. Barnard stated that there is a 10% discount for seniors who are CA residents who are ages 65 and older. Ms. Barnard stated there is a 50% discount for CA residents who are income-qualified.
- Mr. McCormack asked if the senior discount automatically gets applied. Ms. Barnard stated that the membership staff is trained to let residents know what discounts are available.
- **Ms. Wisniewski** asked if there was still a women’s gym. Ms. Barnard responded, yes.
- Any questions or concerns please email CA. There is a list of FAQ’s regarding the new membership rates on the CA website.

Feasibility Study, Next Steps Discussion

- **Ms. Thomas** stated that Marsha McLaughlin will be present at the April 18, 2017 OMCA Board meeting to discuss next steps.
- **Mr. Verchinski** stated that there was a recommendation in the report to build townhomes in Oakland Mills. He asked if OMCA was going to follow through with this recommendation or are we going to ask for something different.
- **Ms. Wisniewski** stated she was not in any hurry to change the VCCP until we know whether Weis is staying or going. She added she was not sure what OMCA needed to do to align with the VCCP.
- **Mr. Edelson** stated he would not rush into amending the VCCP. He suggested working with what Oakland Mills currently has to offer, such as Blandair Park.
- **Ms. Engelke** agreed with **Mr. Edelson** and stated that the OMCA Board should proceed with reasonable, incremental changes that accentuate what Oakland Mills currently has to offer. She stated that something should happen now.
- **Mr. Verchinski** stated that the OMCA Board should not upgrade the VCCP, but start doing projects that need to be done.
- **Mr. Edelson** suggested taking what the County has to offer regarding investing money into Oakland Mills.
- **Mr. McCormack** stated that he too agreed that the VCCP did not need to be updated as it is flexible enough to use. He suggested to not put anything on hold anymore and move forward.
- **Ms. Engelke** stated that the County was very clear what the County is willing to offer for support. She stated that the study report is a good tool to use when seeking developers.
- **Mr. Edelson** stated that something immediate needs to be done with the Exxon lot, sprucing it up along with a short term solution.
- **Ms. Engelke** stated that one thing missing from the feasibility study was the impact of the upgrades to the pedestrian bridge.
- A resident asked what is happening with Grand Pointe apartments. **Ms. Wisniewski** gave updates as to some of the upgrades being made to Grand Pointe.
- Hal Kasoff discussed with the OMCA Board possible options regarding developing and what exactly they were looking for.
- **Ms. Thomas** suggested that the OMCA Board plan to meet with the County Executive and ask the County to have a task force of county organizations that will help us, including State and Federal

organizations.

- **Mr. McCormack** stated that if any residents had further comments or questions, to please contact him.

Old Business

- **Ms. Thomas** asked **Ms. Cederbaum** to please put the Pam Siroto, Esq. documents regarding land use and covenant issues up on the OMCA website.

Board Co-Chair Remarks

- Mr. McCormack acknowledged receipt of email from Buck Boehmer regarding the status of the designs for the Stevens Forest/Farewell Road roundabout.

Manager's Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "E").
- **Ms. Cederbaum** distributed the FY18 Preliminary Draft budget that had been previously sent out to the OMCA Board via email (ATTACHMENT "F"). **Ms. Cederbaum** stated that the draft budget will be posted on the OMCA website for 30 days as per MD HOA requirements. **Ms. Cederbaum** discussed changes in proposed budget; increased funding in the "Furnishings and Fixtures" line item.
- **Mr. Verchinski** expressed his frustration with the budget, specifically regarding OMCA's request from CA for a Property Standards Evaluator that got turned down. He suggested adding the Property Standards Evaluator as a line item in the OMCA FY18 Budget
- **Mr. Edelson** motioned to accept the proposed FY18 Preliminary Draft OMCA Budget and to have it posted on the OMCA website for 30 days.. **Mr. McCormack** seconded and the motion passed (6-1-0). **Mr. Verchinski** opposed.
- **Ms. Engelke** motioned to accept funding \$140 for a Village planks for the Chrysalis floor.**Mr. Edelson** seconded and the motion passed (6-0-1). **Mr. Verchinski** abstained.
- **Ms. Cederbaum** provided feedback on the Columbia Clean Up Day event **and stated that about 40 volunteers both adults and children helped clean.**
- **Ms. Cederbaum** requested nominations for Oakland Mills Volunteer(s) of the Year. There will be a reception held for the recipient on April 25th at 6:00pm.
- **Ms. Thomas** nominated Phil Engelke and Gerry Witte as 2017 Volunteers of the Year.
- **Ms. Thomas** motioned to accept the nomination of Phil Engelke and Gerry Witte as 2017 Volunteers of the Year. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Ms. Cederbaum** provided an Election update. The Election Forum will be held Tuesday, April 4th at 7:00pm.

Ms. Wisniewski called the Architecture Committee to order at 8:44pm

- **Ms. Wisniewski** distributed her report. (ATTACHMENT "G").
- **Ms. Thomas** motioned to send a 15 day notice to 5138 Thunder Hill Road and then if no response refer them to CA. **Ms. Engelke** seconded and the motion passed (7-0-0).
- **Ms. Wisniewski** requested an extension of three months, until July 1, 2017, for 6189 Commodore Court to complete necessary work. **Ms. Thomas** motioned to grant the extension to 6189 Commodore Court until July 1, 2017. **Mr. McCormack** seconded and the motion passed (7-0-0).
- **Ms. Wisniewski** requested that the AC remove the flag off of 6167 Encounter Row. She stated that at this time all violations have been corrected. **Ms. Thomas** motioned to remove the flag off of 6167 Encounter Row. **Mr. Edelson** seconded and the motion passed (6-0-1).

Ms. Wisniewski adjourned the Architecture meeting at 8:58pm.

Arts

- **Mr. Verchinski** stated he has sent an email to Lieutenant Reidy, but has received no response regarding the art mural.
- **Mr. Verchinski** gave an update regarding the BWI Noise Roundtable. Mr. Verchinski is a member of the Roundtable. They had their first meeting last week and a motion was passed to ask the FAA to return flight paths to what they were before last June.

Education

- **Mr. Edelson** gave feedback regarding Dr. Bess Altwerger, BOE OM Cluster Rep, who was at the Education meeting this evening. He will compile information and distribute to the Board.
- The Talbott Springs ES Renovation will be a renovation and expansion to bring it to 85 to 95 % capacity as opposed to its current 130%.
- The HC BOE Attendance Area committee will begin meeting in 2018 for redistricting to take place in 2019.
- There is no additional funding to expand all day pre-k, but pre-k will remain in the schools where it currently is held.
- Dr. Altwerger stated that there will be a comprehensive review of the Early School Readiness Model; what it should be and what it should not be.

NEAC

- **Ms. Engelke** distributed her report (ATTACHMENT "H").
- She provided an update of the agenda for the April 8th workshop that will take place at The Other Barn.

Safety and Security

- **Ms. Gottsagen** distributed report (ATTACHMENT "I").
- **Ms. Gottsagen** announced the Consumer Awareness Workshop titled "Anatomy of a Scam," that will take place on May 17, 2017 and Bike with a Cop that will take place on June 15th.

Board Bulletin Board

- **Mr. Edelson** thanked everyone who helped out with the Columbia Wide Clean Up.
- **Ms. Cederbaum** talked about the mural in the Teen Center and suggested people check it out.
- **Ms. Warren** announced upcoming events in April at The Other Barn. She also stated that her Lively Arts for Little One series has attracted many new people. Friday, March 24th, there were over 100 children present along with their caregiver.

The regular OMCA Board meeting was adjourned at 9:13pm

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from March 28, 2017 OMCA Board Meeting

Board and Staff Action Items:

Board Action:

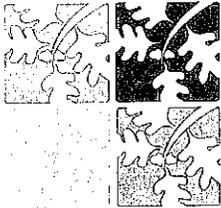
Staff Action: Cederbaum:

Post Pam Sirota documents on OM Web

Contact Gerry Witte and Phil Engelke regarding Volunteers of the Year

Contact Fred Gottemoeller about illumination on bridges

Post Draft FY18 budget on Web



oakland mills
we value connections

**Oakland Mills Community Association
Village Board Meeting AGENDA**

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

Board Members: Virginia Thomas, Co-Chair; Bill McCormack, Co-Chair,
Jonathan Edelson, Vice Chair; Kay Wisniewski, Architecture Chair
Lynn-Steven Engelke, Judy Gottsagen, Paul Verchinski

**March 28, 2017
Oakland Mills Board of Directors Meeting
7:00 p.m.
The Other Barn**

- 7:00 p.m. Opening of meeting**
Approve the agenda for tonight's meeting
Approve the minutes from the February 28, 2017 meeting
Approve the minutes from the March 14, 2017 conference call.
(The March 14, 2017 Board meeting was canceled due to inclement weather. The Board met by conference call on March 14 to discuss ballot issue questions which were time sensitive to the 2017 Village election.)
- 7:05 p.m. Resident Remarks**
- New Business**
- 7:10 p.m. CA Marketing "Roll Out" of Membership Plans, Val Barnard, CA Assistant Director of Sales and Training**
- 7:30 p.m. Feasibility Study, Next Steps Discussion, OM Board**
- 8:15 p.m. Old Business**
- 8:20 p.m. Board Co-Chair Remarks, Virginia Thomas and William R. McCormack**
- 8:25 p.m. Manager's Report, Sandy Cederbaum**
FY18 – Draft Budget
Volunteers of the Year Event
Election Update
- 9:00 p.m. Architecture, Kay Wisniewski**
Request for 15-Day Violation Notices, Kay Wisniewski, AC Chair and Bob Bellamy, Covenant Advisor for Property Violations
Arts Advisory, Paul Verchinski
Education Committee, Jonathan Edelson and John DiTomasso
Housing Committee, Bill McCormack
Neighborhood Enhancement Advisory Committee, Lynn Engelke
Safety & Security Committee, Judy Gottsagen and Steve Gottsagen
- 9:15 p.m. Board Bulletin Board**

9:20 p.m. Adjourn

Upcoming Events: for details on all events visit: oaklandmills.org

All events listed below are held at The Other Barn, 5851 Robert Oliver Place, Columbia, MD 21045

Friday, March 24, 10 a.m., Lively Arts for Little Ones presents Chris Campbell

Saturday, March 25, 9 am - 11 am, Columbia Cleans, met at The Other Barn

Sunday, March 26, 5 pm – 7:30 pm, Jazz in the Mills presents The Reginald Cyntje Group

Tuesday, March 28, 6 – 7 pm, OM Education Committee discussion with Dr. Bess Altwerger,

OM BOE representative to the OM Cluster of schools

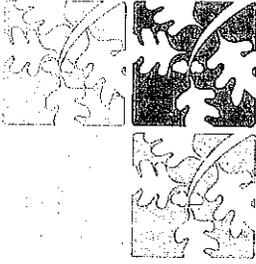
Saturday, April 1, 10 am, Searching for Spring at Columbia Sportspark, advance tickets required

Tuesday, April 4, 7 pm, OM Candidates' Forum

Wednesday, April 5, 7 pm, Master Gardener on Posies in a Pot

Saturday, April 8, 9:30 am – 11:30 am, Renew. Rehab. Replace, Columbia's Lawns & Gardens

DRAFT



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: Bill McCormack, Jr., Co-Chair ~ Ginny Thomas, Co-Chair
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Lynn-Steven Engelke
Judy Gottsagen ~ Paul Verchinski
Reginald Avery, Columbia Council Representative

February 28, 2017

OMCA Regular BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:08 pm.

Present: Ginny Thomas, Co-Chair; Bill McCormack, Co-Chair; Jonathan Edelson, Vice Chair; Kay Wisniewski, AC Chair; Lynn Engelke; Judy Gottsagen; Paul Verchinski; Reginald Avery, CA Rep; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator

Also Present: John DiTomasso, OMCA Education Committee Co-Chair; See resident list.

- **Mr. McCormack** stated that Oakland Mills Board of Directors has determined that Reg Avery no longer meets the requirement to be the Columbia Council Representative. He no longer meets the requirements to be a member of the Oakland Mills Community Association. **Mr. Avery** called for a Point of Order and stated that it was his understanding **Mr. McCormack** spoke with Milton Matthews, CA President, Sheri Fanaroff, CA Legal Counsel, and Andy Stack, CA Board Chair, who told **Mr. Avery** what was discussed. **Mr. Avery** asked if the items discussed had been taken care of. **Mr. McCormack** stated that the OMCA Board was not going to discuss this issue any further at this time. **Mr. Avery** stated that according to CA, he is still the Columbia Council Representative. He indicated he was willing to telephone Ms. Fanaroff at that moment to verify. **Mr. McCormack** continued with the Board meeting. **Mr. Avery** called for a Point of Order and asked for a response. **Mr. McCormack** stated that per advice of legal counsel, the OMCA Board of Directors was not going to discuss it any further and the meeting would continue.
- **Mr. McCormack** announced pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session on February 14, 2017 in order to have consultation with legal counsel. Five of the OMCA Board members were present. The meeting began at 8:59pm and ended at 9:26pm.
- **Mr. McCormack** announced pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session on February 17, 2017 in order to have consultation with legal counsel. Five of the OMCA Board members were present (**Mr. Edelson** was present by telephone). The meeting began at 10:03am and ended at 11:14am.
- **Mr. Avery** asked **Mr. McCormack** if he realized that he was out of order as **Mr. Avery** stated he does currently sit on the CA Board until the end of April 2017.

Opening of Meeting

- **Ms. Thomas** motioned to accept the February 28, 2017 agenda (ATTACHMENT "A"). **Ms. Wisniewski** seconded. **Mr. Edelson** motioned to amend the agenda to include the election committee discussion under New Business. **Ms. Thomas** seconded and the amendment passed (6-0-0).
- **Ms. Thomas** motioned to amend the agenda to include a closed session at the end of the agenda regarding personnel. **Mr. Verchinski** seconded. **Ms. Wisniewski** stated she felt there was no reason to go into a closed session to discuss this personnel matter. A vote was taken and the motion failed (3-4-0).
- **Ms. Engelke** motioned to amend the agenda under Old Business to postpone voting on the artwork selection for the police trailer until we have clarification regarding the status of the project and alternatives to proceeding with it. **Ms. Engelke** stated she thinks it is a moot point to vote on the artwork when the police have stated they do not want the mural. **Mr. Edelson** seconded.
- A discussion regarding the necessity of the vote and the next steps that would be taken took place. A vote was taken regarding removing the "Vote on artwork selection for police trailer mural" from the agenda and failed as a tie vote (3-3-1).
- **Mr. McCormack** asked for a vote on the amended agenda. A vote was taken and passed (7-0-0).
- **Ms. Wisniewski** motioned to accept the amended agenda for February 28, 2017 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Gottsagen** seconded and the motion passed (6-0-1).

Resident Speakout

- Resident Pat Harrington was present to express his disappointment regarding the police trailer art mural survey that there was not an option for not painting a mural on the trailer or for only painting some of the sides. He asked if the vote is tallied and the approved images are sent to the police department, what do they do from there. **Ms. Thomas** responded that **Mr. Verchinski** will follow up with the police. **Mr. McCormack** clarified that this is the first step in the process. Mr. Harrington asked if the OMCA Board would be voting on the final product. **Mr. McCormack** stated that it would most likely be a back and forth process. **Ms. Thomas** stated that there will be a financial aspect that will also have to be voted on.
- Resident Jarvis Dorton stated that he thought the trailer was "ugly" and he did not think there should be attention drawn to it by a mural. He also gave an update regarding the Oakland Ridge Business Park. Mr. Bruce Jaffe has made a new submission, the Environmental Concept Plan, the same plan he submitted previously with a few minor changes. Mr. Dorton stated that this newly submitted plan goes against the current FDP. He asked the OMCA Board if they would be willing to put together a letter addressing the issue to the Architecture Committee of the Oakland Business Park asking if they have received submission of the plan and also if they were aware that Mr. Jaffe was proposing to knock down the Hittman building and put up four single level buildings and use the remaining space for a parking lot which also violates the FDP and the Architecture Guidelines. **Mr. McCormack** proposed writing a letter from the OMCA Board to Steve Smith and the Oakland Ridge Business Center and copy the Glenmont Association asking if they were aware of these particular changes and if they were pursuing compliance.
- **Mr. Verchinski** motioned to send a letter from the OMCA Board to Steve Smith asking whether there has been any review of these two properties under their association covenants because it doesn't square with the current FDP. **Ms. Wisniewski** seconded.
- **Ms. Engelke** asked why the plan of doing this small shopping center isn't going to the Howard County Department of Planning and Zoning. Mr. Jarvis responded it will eventually, but gave steps before it gets to that level. He stated that by the time it gets to the Howard County Department of Planning and Zoning it is difficult to make changes to the plan.
- **Mr. McCormack** called for a vote and the motion passed (7-0-0). **Mr. McCormack** requested **Ms.**

Cederbaum draft the letter. **Ms. Cederbaum** requested **Mr. McCormack** forward her the email that the OMCA Board received from Mr. Dorton.

Old Business

Vote on Artwork Selection for Police Trailer mural (ATTACHMENT "C")

- **Mr. Verchinski** motioned to endorse the majority votes on each one of these murals and submit to the police department with other remaining murals for their information. **Ms. Thomas** seconded.
- **Mr. Verchinski** stated that the key is that the OMCA Board provide what the results were and add that it is the sense of the committee that we would go with the majority vote. He requested to state in the letter that we understand that this is a recommendation from the OMCA Board and it is solely up to the police department what, if any, of these murals are done. The other item to be included in the letter is to request that a meeting be held the OMCA Board and HCPD to further discuss this after they have had time to look at it.
- **Mr. Verchinski** gave background regarding the trailer. Mr. Dorton suggested that a large sign be placed in front of the trailer saying "Oakland Mills Village Center." **Mr. McCormack** stated that when the OMCA Board voted to move forward with the mural on the trailer, the police trailer had not yet been painted.
- A vote was taken and the motion passed (4-2-1). **Mr. McCormack** stated that after the art selections are forwarded to the police, the OMCA Board should have a meeting with the HCPD to discuss further.

Vote on Revised Architectural Guidelines

- **Ms. Wisniewski** stated that all comments and suggestions have been taken into consideration and incorporated as much as was possible.
- **Ms. Wisniewski** motioned to send the revised Architecture Guidelines as currently posted to CA for legal review. **Ms. Thomas** seconded and the motion passed (7-0-0).
- **Ms. Thomas thanked everyone involved in the guideline revision process.**
- **Ms. Cederbaum** called for a Point of Order and asked if they voted on a date that the guidelines will go into effect.
- **Ms. Thomas** motioned that the Architectural Guidelines be effective March 28, 2017 unless there are substantive changes to be made. **Mr. Verchinski** seconded and the motion passed (7-0-0).

New Business

Election Committee Resolution

- **Mr. Edelson** distributed two versions (A and B) of a resolution that he put together in response to legal counsel's advisement (ATTACHMENT "D").
- **Ms. Thomas** motioned to accept Resolution A as proposed. **Ms. Wisniewski** seconded and the motion passed (7-0-0).

Board Co-Chair Remarks

- **Ms. Thomas** stated that the OMCA Board is still waiting to hear back from Howard County as to when the final report from the feasibility study will be presented to the community.

Manager's Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "E").
- **Ms. Cederbaum** distributed the FY17 3rd Quarter Financials for approval (ATTACHMENT "F"). **Ms.**

Gottsagen motioned to accept the FY17 3rd Quarter Financials as submitted. **Ms. Wisniewski** seconded and the motion passed (7-0-0).

- **Ms. Cederbaum** stated she had received final changes to the Employee Handbook late today and would be forwarding it to the OMCA Board.
- A discussion regarding election procedures took place.
- Alan Romack, OMMS PTA President, will be sending **Ms. Cederbaum** some information for a letter that the OMCA Board will submit to the HC County Executive similar to the TSES school support letter regarding renovations to OMMS and TSES
- **Ms. Cederbaum** handed the board the Administrative Assistant job description and will advertise the job opening.

Committee Reports

Architecture

- **Ms. Wisniewski** distributed report (ATTACHMENT "G").

Education

- **Mr. Edelson** announced that Dr. Bess Altweger, HC Board of Education Oakland Mills cluster rep, will be at the March 28, 2017 Education Committee meeting. The meeting will be from 6:00pm – 7:00pm.

NEAC

- **Ms. Engelke** stated Gerry Witte and Phil Engelke were both at the NEAC meeting tonight. They discussed the February 14, 2017 proposed task force idea with NEAC committee members.
- **Ms. Engelke** announced the 3rd and final RRR workshop that will take place on Saturday, April 8, 2017 at The Other Barn from 9:30am to 12:30pm. It will include information and speakers about landscaping and upgrading lawns and gardens.

Safety and Security

- **Ms. Gottsagen** distributed report (ATTACHMENT "H").
- **Ms. Gottsagen** announced the Consumer Awareness Workshop that will take place on May 17, 2017 at The Other Barn discussing scams.

Board Bulletin Board

- **Mr. Edelson** thanked **Ms. Warren** and **Ms. Cederbaum** for Bingo on February 3rd.
- **Ms. Gottsagen** announced that there will be another Bike with a Cop, date to be determined.
- **Mr. Verchinski** announced the Citizen's Input to HC Budget meeting that will take place on March 8, 2017.
- **Ms. Wisniewski** motioned that (1) the OMCA Board proceed no further with any evaluation of the Village Manager until the end of the Board year and (2) her final evaluation be drafted by the Vice Chair, in accordance with our Staff Management Policy of September 27, 2016. **Ms. Engelke** seconded and the motion passed (4-3-0).

The regular OMCA Board meeting was adjourned at 8:43pm

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from February 28, 2017 OMCA Board Meeting

Board and Staff Action Items:

Board Action: Gottsagen: Obtain Bike with a Cop Date

**Staff Action: Cederbaum: Draft Letter to Steve Smith, Oakland Ridge Industrial Park
Draft letter to County Exec. regarding funding renovations at
TSES and OMMS**

Draft letter to Lt. Reidy-Hall regarding Art Mural Selection

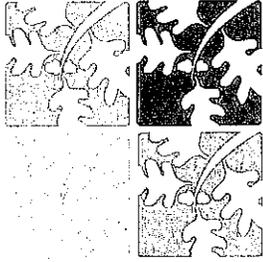
Draft letter to Steve Smith, Oakland Ridge Industrial Park

Advertise Administrative Assistant Job

Send AC Guidelines to Sheri Fanaroff

Draft revised testimony for County Exec. 2nd Budget Hearing on 3/8

DRAFT



Oakland Mills Community Association

Village Board Meeting Minutes

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

Board Members: Bill McCormack, Jr., Co-Chair ~ Ginny Thomas, Co-Chair
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Lynn-Steven Engelke
Judy Gottsagen ~ Paul Verchinski

oakland mills
we value connections

March 14, 2017

OMCA Regular BoD Meeting

This meeting was held on a conference call because the Other Barn was closed due to bad weather conditions and was limited to discussion of time sensitive ballot questions.

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:04 pm.

Present: Ginny Thomas, Co-Chair; Bill McCormack, Co-Chair; Jonathan Edelson, Vice Chair; Kay Wisniewski, AC Chair; Lynn Engelke; Paul Verchinski; Judy Gottsagen; Tom Meachum, Attorney, Carney, Kelehan, Bresler, Bennett & Scherr LLP.

Opening of Meeting

Ballot Question One

- **Mr. McCormack** confirmed all participants had the two ballot questions in front of them and opened discussion of ballot question one which proposed complete replacement of Article EIGHTH of the Articles of Incorporation.
- **Mr. Meachum** indicated that changes to the Articles of Incorporation have a high approval threshold which requires a 2/3 vote of the Board of Directors and the majority of OMCA members entitled to vote.
- **Mr. McCormack** stated that since this threshold is rarely met, a two-step process can be used. The election vote is the first meeting, and then a second meeting is scheduled at which those present are considered a quorum, and the majority vote decides the issue.
- **Mr. Edelson** asked if the By-Laws could be changed in lieu of the Articles of Incorporation.
- **Mr. Meachum** responded that the Articles had to be changed, and he would research the details of the two-step process. He indicated that a complete replacement of Article EIGHTH was easier than piecemeal language alteration.
- **Ms. Engelke** proposed adding "at least" in front of "five (5) directors" in sentence one.
- **Mr. Meachum** indicated the change strengthened the statement.
- **Ms. Engelke** motioned that ballot question one be approved with the addition of "at least" in sentence one. **Ms. Thomas** seconded and the motion passed (7-0-0).

Ballot Question Two

- **Mr. McCormack** opened discussion of ballot question two which proposed changes to the By-Laws Section 2.03 to allow for removal of a director by option A., a 2/3 majority of the Board for any reason or by option B., a simple majority of the Board for ceasing to be a member of OMCA.
- **Ms. Wisniewski** stated a preference for option B.
- **Ms. Engelke** stated membership is factual and motioned for option B. **Ms. Thomas** seconded and the motion passed (7-0-0).

The regular OMCA Board open meeting ended at 7:33pm.

Closed Meeting began at 7:33pm.

Ms. Thomas motioned to go into closed session for consultation with legal counsel. **Ms. Gottsagen** seconded. The motion passed (7-0-0).

The topic that was discussed was an OM Board letter to the Columbia Association concerning the OM Board's vote to remove Reg Avery as Oakland Mills Columbia Council Representative. A decision was made to have a letter written, reviewed by legal counsel and sent to CA. The vote was (7-0-0).

Mr. McCormack ended the closed meeting at 8:06pm.

Mr. McCormack went back into open session and adjourned the meeting at 8:06pm.

DRAFT

CA NEW

Membership Structure



Transition Plan

**As of May 1, 2017
current memberships
will be converted
to the most
comparable new
membership plan.**

**Members will continue
to pay their current
membership rate until
their renewal date;**

at that time, they may
opt for a different
membership option
or pay the new
membership rate
for the plan to which
they were moved.

Summary of Memberships

1

1Fit*

- One fitness club (all fitness equipment and non-fee group fitness classes)
- One guest pass for use each month

2

Play*

- All outdoor pools
- Swim Center (additional fee for SplashDown)
- SportsPark
- SkatePark
- Ice Rink
- All outdoor and indoor tennis courts (additional fees for indoor)
- One guest pass for use each month

3

CA Fit&Play*

- **Play Membership with SplashDown**
- All three fitness clubs and everything in them (all fitness equipment and non-fee group fitness classes)
- Discounted green fees
- Two guest passes for use each month

4

5Day Golf&Play*

- **Play Membership**
- Eight-day advance reservations
- Unlimited green fees on **weekdays**, both courses
- Handicap fees
- One guest pass for use each month

5

7Day Golf*

- Eight-day advance reservations
- Unlimited green fees on **all seven days**, both courses
- Handicap fees
- One guest pass for use each month

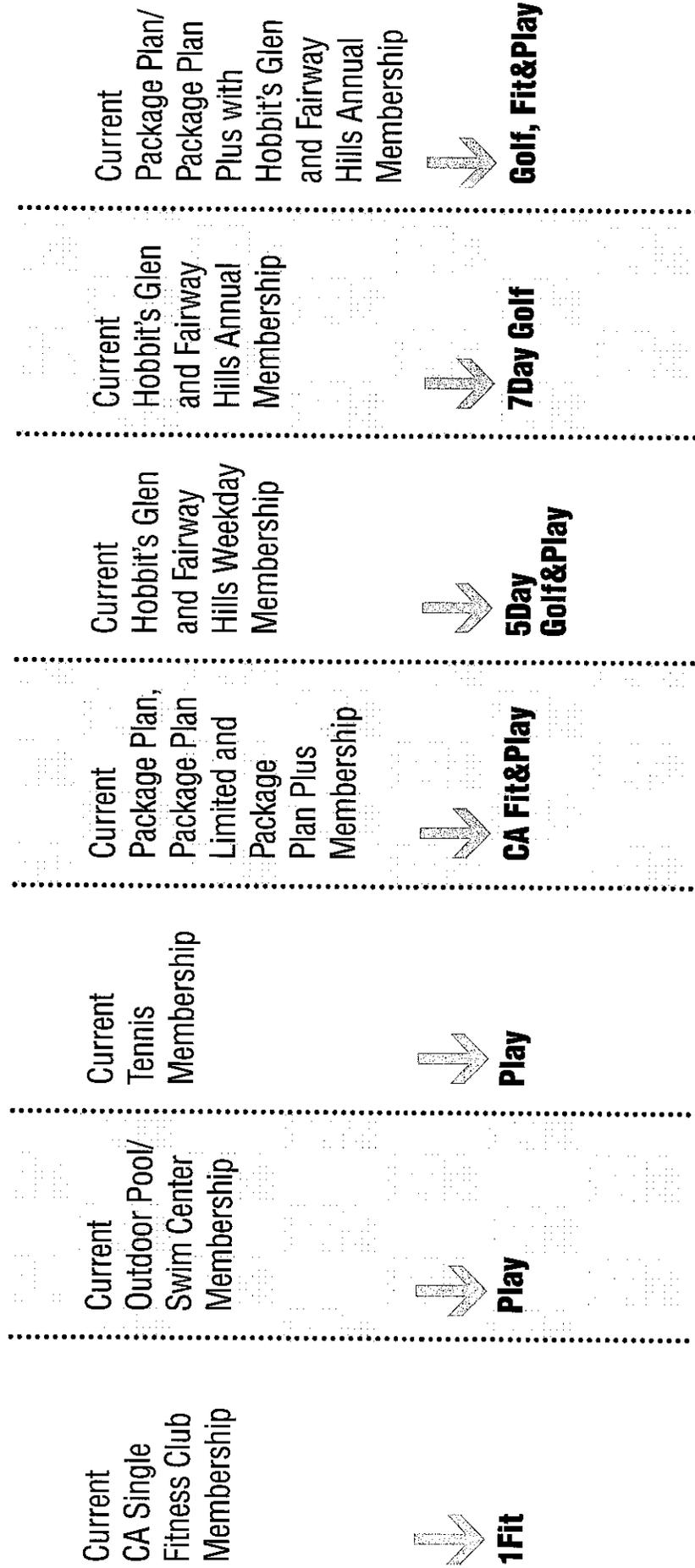
6

Golf, Fit&Play*

- **CA Fit & Play Membership**
- **7Day Golf**
- KidSpace free
- Two guest passes for use each month

**Extra fees may apply*

Mapping of Membership Restructure



Manager's Report

**Submitted by Sandy Cederbaum on March 9 for the March 14, 2017 Oakland Mills Board Meeting
Updated 3_28_17**

BOARD DECISION REQUESTED: All ten villages were asked if they would purchase a plank for the Chrysalis floor. Request that the board fund \$140 for one plank that will have Oakland Mills on it and which is \$100 and an additions \$30 to have a "header plank" that says "The Villages of Columbia" and two blanks to separate the village section from other planks.

Refer to Task list for pending board and committee issues.

Art Mural Survey – Letter and survey sent to Lt. Reidy Hall. No response.

Elections – Mailing at printer. Election Forum scheduled for April 4, 7:00 p.m.

Clean Up Event – over 40 participants.

Jazz in the Mills – first of the 2017 season, good turnout

Daily Issues that Manager is working on:

3/8/17 - attended Managers' Meeting and County Executive Press Conference

4/5/17 – I will be out of the office on April 5th to attend a day-long seminar in Annapolis entitled "The How To Supervise People"

Admin Assistant – advertised, interviewed, ready to hire as per the 3/27/17 email to the board

Employee Handbook – Final version sent to employees

New Facility Staff (weekend rentals) - Hired Brandon White for rentals. Brandon will train month of March and be ready to staff events beginning in April. We were short on rental staff and needed to make sure we had enough staff before busy rental season.

Bookkeeping, payroll, daily facility and HR issues.

Prepared first draft of FY18 budget for board to look at on 3/14/17.

Village: Oakland Mills
 Fiscal Year: DRAFT FY 2018
 Date Prepared: 9-Mar-17

BOARD APPROVED OPERATING BUDGET

		Draft Budget	Budget	Yr End Est
		FY 2018	FY 2018	FY17
	REVENUES			
1	CA Assessment Share	401605	390067	
	A. CA Base Assessment	374821	363975	
	B. CA Medical Reimbursement	26784	24824	
	C. Other CA Reimbursement	0	1268	
2	Lease & Rental	175000	175000	
	A. Room Rentals	166000	152000	
	B. Leases	6000	24000	
	C. Retained Deposits	3000	4000	
3	Tuition & Enrollment	0	0	
	A. Classes	0	0	
	B. Camps	0	0	
	C. Other	0	0	
4	Interest	50	100	
5	Special Events	16000	20000	
6	Fees	290	320	
	A. Copier	30	30	
	B. Late Fees	0	0	
	C. Postage	0	0	
	D. Notary	200	200	
	E. Other	60	90	
7	Miscellaneous	2000	1652	
	A. Sales	1980	1630	
	B. Newsletter Ads	0	0	
	C. Catering/Food Service	0	22	
	D. Other	20	0	
8	Gain/loss on Disposal of Asset	360	360	
	Total Income	595305	587499	
	Village:	Oakland Mills		
	Fiscal Year:	FY 2016		
BOARD APPROVED OPERATING BUDGET				
		Draft Budget	Budget	Yr End Est
		FY 2018	FY 2017	FY2017

	EXPENSES				
9	Staff Salaries		298000	300000	
10	Janitorial Wages		4300	3700	
11	Contract Labor		0	26000	
12	Payroll Benefits		44000	50300	
13	Payroll Taxes		24000	22000	
14	Janitorial Expense		45000	42000	
	A. Cleaning Service		25000	23490	
	B. Setup & Breakdown		14850	14250	
	C. Floors, Carpets and Windows		350	0	
	D. Supplies		4800	4260	
15	Fees		21500	16400	
	A. Accounting		0	0	
	B. Legal		4000	2300	
	C. Performance		0	0	
	D. Audit		3000	3000	
	E. Web		2000	2600	
	F. Other		12500	8500	
16	Operating Expenses		6840	6000	
	A. Office Supplies		0	0	
	B. Program Supplies		3100	2500	
	C. Cost of Goods Sold		360	240	
	D. Postage		2600	2600	
	E. Staff Development		300	500	
	F. Catering/Food Service		0	0	
	G. Other		480	160	
17	Business Expenses		3600	2150	
	A. Mileage		1200	750	
	B. Food (Business Meals)		1600	1400	
	C. Other		800	0	
18	Insurance		12000	12040	
19	Advertising		7000	5200	
20	Newsletter		22560	18000	
21	Other Printing		9500	8500	
22	Donations/Contributions		4500	4000	
23	Special Events		19500	18000	
24	Taxes		420	380	
25	Utilities		35260	35060	
	A. Gas & Electric		27560	27560	
	B. Water & Sewer		2100	2400	
	C. Telephone		5600	5100	
26	Repairs & Maintenance		18200	16250	
	A. Building		13500	12300	
	B. Equipment		4700	3950	
	C. Rental		0	0	
	D. Vandalism		0	0	

	E. Other		0	0
27	Furniture & Fixtures		10000	2000
28	Total Expenses Before Depreciatio		586180	587980
29	Depreciation		2800	3000
30	Total Expenses		588980	590980
	Increase/(Decrease) in Unrestricted Net Assets		6325	-3481

AC CHAIR REPORT

March 27, 2017

Sometimes it pays to cancel a Board meeting. Two of the three requests for 15-day letters that I planned to present on February 28 have been cleared up (although one has created a new minor violation in the process of addressing the original complaint). Bob will tackle that with a fresh notice. The third property in violation, Kids Habitat II, has until close of business Tuesday to submit a detailed landscape plan; if they don't meet our deadline, Bob has the 15-day letter ready for me to present to you tomorrow.

I will also be asking for an extension for a property on Commadore Court (you should have received an email with background info on the situation last week). I'm able to report that the person with power of attorney for the property just submitted an application to the RAC for permission to remove the broken fence and is clearly acting in good faith to resolve the problems.

Bob is also asking permission to remove the flag on the property at 6167 Encounter, which went through the ARC process and is now in compliance.

Regarding the complaint about trash on the Grand Pointe slope, a perennial problem, the bulk trash items from the most recent complaint (February 2017) have been removed. I can vouch for this since I was one of the dozens of volunteers who spent 2 hours Saturday morning picking up trash along the slope. Having covered some of the area on my hands and knees, I can report much improvement. Part of the trash comes from people using the path; Grand Pointe is NOT responsible for the CA right-of-way. Nevertheless, Bob and I are actively pursuing efforts to get Morgan Properties and CA to undertake preventive measures, and Bob sent an explanation of our complaint process to Morgan officials so they understand the full implications.

Unfortunately, Bob will not be with us tonight because his wife is undergoing major eye surgery (involving a corneal transplant) and will need his full attention for the next few days. I'm sure we will all be praying for a speedy recovery.

I'm happy to report that Tom Dudek is out of the hospital (where he spent several days last week for a very nasty infection). He insisted on returning to work today because there are so many requests for Letters of Compliance.

Finally, I am even happier to note a thank you from the Holly Court HOA. Thanks to Bob Bellamy's persistence, a major longstanding problem there is finally being addressed. The HOA had wrestled in vain with the owner for several years and finally turned to us—with visible results.

Respectfully submitted,
Kay Wisniewski
AC Chairperson



Oakland Mills Neighborhood Enhancement Advisory Committee Report for February 2017

COMMITTEE MEETING: 28 February 2017

ATTENDEES: Bob Bellamy, Sandy Cederbaum, Elinda Dennis, Jervis Dorton, Phil Engelke, Lynn Engelke, Anne Fairbairn, Judy Gottsagen, Claudia Hollywood, Paul Verchinski, Kay Wisniewski, and Gerry Witte

TASK FORCE PROPOSAL

- Phil Engelke and Gerry Witte (Chair, Oakland Mills Public Space Advisory Committee [PSAC]) attended the meeting to invite NEAC to join with them and with the OM Covenant Advisors to create a new task force. This new group, which will include the OM Covenant Advisors as well as PSAC members, will focus on properties in Oakland Mills where ownership and responsibility are unclear and problems can easily fall through the cracks. The task force was presented to the OM Board at their February 14, 2017 meeting and was strongly supported. It is not intended to be yet another committee, but a group that will work in partnership with CA and the County in an as-needed basis on very specific issues. Examples of areas of concern that might be addressed are street and pathway signs, utility boxes, trash and dumping, street trees, sidewalks, land erosion, and lighting. NEAC enthusiastically endorsed this plan, and members will begin work to developing and prioritizing a list of concerns.

RENEW.REHAB.REPLACE WORKSHOP

- The next workshop (*Rethinking Columbia's Lawns and Gardens*) is scheduled for April 8, 2017. Speakers will include Bob Gorman (landscape architect), Mark Storch (landscape architect and design/build contractor), John McCoy (CA Watershed Manager), and Kay Wisniewski. Topics will include renewing existing gardens, working with a contractor, building and financing rain gardens, and complying with the Oakland Mills landscaping guidelines.

ARCHITECTURE GUIDELINES SUBCOMMITTEE

- Following a period of public comment and a public hearing at the January 24 Board meeting, the NEAC Architectural Guidelines subcommittee (Co-Chair Claudia Hollywood), Board members (Co-Chair Judy Gottsagen and Lynn Engelke), Architecture Committee Chair Kay Wisniewski, and OMCA staff (Sandy Cederbaum, Bob Bellamy and Carrie Wenholz) met on February 9, 2017 with RAC representative Elinda Dennis to incorporate suggestions from residents and from the RAC. The finalized guidelines were submitted for Board vote at the February 28, 2017 Board meeting. The Board unanimously approved the guidelines, which will be sent to CA attorneys for legal review, and pending any substantive changes by the attorneys, will go into effect on March 28, 2017.

PROPERTY STANDARDS EVALUATION

- NEAC will work with OMCA staff to include a placeholder for funding the PSE in our submission to CA for the FY19/20 two-year budget cycle. Work on the submission will begin this summer, and CA will vote on it in February 2018. In preparation, NEAC will review proposal documents previously submitted to the Board, rewrite and refocus our earlier proposal for Board support, and consult with other Villages conducting PSEs. Sandy volunteered to invite representatives from Harpers Choice to a future NEAC meeting, with the goal of learning from the experience of a comparable village in order to help us to outline a reasonable timeline and process, to identify desired outcomes, and to review the survey's benefits/return on investment.

UPCOMING EVENTS

- April 8, 2017: *RENEW. REHAB. REPLACE. Rethinking Columbia's Lawns and Gardens*
- April 18, 2017 NEAC meeting

Safety and Security Committee
March 28, 2017

We had 2 goals to accomplish this year. To develop a positive relationship between the residents of the Village of Oakland Mills and our police department, and to establish a safer environment by increasing community involvement and awareness. Both of our goals were met. The OM Outreach Officer presented information on The Neighborhood Watch, attended the Oakland Mills Fall Festival, attended the Stevens Forest Swim Party, and facilitated many Neighborhood and HOA meetings. The Bike with A Cop event was also held. We have also developed a monthly spreadsheet, tracking and analyzing crime in Oakland Mills.

This was an exciting month for our committee. Steve and I each got to "ride-along" separately with the OM Outreach Officer, Luke Buchanan. As we were shown the territories covered by each officer, it emphasized to us the need for more officers. We observed the risk taken each time an officer gets out of his car to approach a resident. We are lucky to have an officer who is committed to our community, and has an understanding of the community he serves.

We also met with Anturon to discuss and problem solve vandalism incurring on their property. The residents of Anturon were told that most crimes are crimes of opportunity. The major suggestions given were to install a fence to reduce the foot traffic, develop the sense of community with your neighbors, be a good witness when reporting suspicious activity, and to install motion sensor lighting.

We are looking forward to 2 upcoming events planned with the Safety and Security Committee.

- Anatomy of a Scam May 17 6:30-8:0
- Bike with a Cop May or June

To view crime throughout Howard County:

<https://howardcountymd.gov/departments/police>
Police Newsroom, Police Bulletin

Howard County Police Department Facebook page

Oakland Mills Safety and Security Committee

REPORT	BEGINS	03/02/2017	Incident	Weapon Used	Injury	Arrest Made	Notes
Date Reported	Time	Location					
03/02/2017	PM	5900 block Stevens Forest Road	Fire	No	???		Apartment fire at the Verona.
3/6-3/7 2017	???	5900 block Stevens Forest Road	Residential Burglary	No	No		Unknown suspect(s) gained entry to the residence through a possibly unlocked window and stole an iPhone and cash.
03/10/2017	PM	Stevens Forest Road and Farewell Road	Auto Accident	No	???		Accident between two cars.
03/25/2017	7:45 PM	9600 block White Acre Road	Robbery	???	No		Adult male victim reported he was approached outside condominium complex by four suspects who went through his pockets and stole cash before fleeing. The investigation is ongoing.
REPORT	ENDS	03/27/2017					