



oakland mills
we value connections

Oakland Mills Community Association

Village Board Meeting Minutes

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

Board Members: Jonathan Edelson, Chair ~ Kay Wisniewski, Vice-chair

Lynn-Steven Engelke, Architectural Committee Chair

Chris Esoldo ~ Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski
Virginia (Ginny) Thomas, Columbia Council Representative

October 24, 2017

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; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Chris Esoldo; Judy Gottsagen; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Also Present: see resident list

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the October 10, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Gottsagen** seconded, and the motion passed (7-0-0).
- **Ms. Engelke** motioned to accept the October 24, 2017 agenda (ATTACHMENT "B"). **Ms. Wisniewski** seconded, and the motion passed (7-0-0).

Resident Remarks

- A resident asked what rights residents of Holly Court had to ask property owners to clean and repair their homes' exteriors. **Mr. Edelson** said that the issue of covenant enforcement between community HOAs and village community associations came up at CA's Covenant Legal Training class held on September 25, 2017. He said that OMCA can enforce its own covenants, and individual community HOAs can enforce their own covenants. Both organizations have separate and overlapping responsibilities. **Ms. Engelke** said that complaints should first be made through the HOAs. **Mr. Edelson** added that Covenant violations not covered by the HOA can be reported to OMCA. **Ms. Engelke** pointed out that the OMCA Covenant Advisors and RAC can only act once a complaint has been made and explained the procedure for lodging a complaint.
- **Ms. Cederbaum** asked if Holly Court had an architectural committee. A resident answered that it does not. He said that Holly Court had no power to enforce its covenants and that it can only send a warning letter. **Ms. Engelke** said if residents are not responsive to HOA covenant violation warning letters, a complaint could be made to OMCA's Covenant Advisors. OMCA does have the power to enforce its covenants. She also suggested including a paragraph on letters of warning that told property owners that buyers are now asking for letters of compliance from sellers. If the sellers have not maintained their properties, failure to obtain a letter of compliance may become a stumbling block to selling their property. **Mr. Edelson** clarified that OMCA can only enforce its own Covenants. It cannot enforce HOA covenant violations that OMCA does not have covenant rules about. OMCA Covenants only apply to the exterior of properties, with the exception of in-home businesses. Ms. Engelke asked the Holly Court Board to send her a copy of their covenants.

New Business

HOA Driveway/Parking Space Ownership Discussion

- **Ms. Engelke** said the issue of HOA driveway/parking space ownership maintenance and repair is a county-wide issue that affects many HOAs. **Mr. Esoldo** asked if anyone has conducted research on what the County would need in order to take over ownership of HOA private driveways. **Mr. McCormack** referred to the printed “HOA Driveway Issues” document (ATTACHMENT “C”) in answer to **Mr. Esoldo’s** question.
- Alex Hekimian, Treasurer of the Holly Court Board, said that Holly Court has been trying to get its assessment increased for ten years. Holly Court Covenants state that the association must obtain at least a 2/3 quorum to increase the assessment. Holly Court was only able to get 48%. He said that the County treats each subdivision differently. Some HOAs have private driveways, others are County-owned.
- **Mr. McCormack** referred to the printed data on County/HOA ownership of streets and parking pads (ATTACHMENT “D”). **Ms. Thomas** pointed out that all Oakland Mills HOAs roadways are privately owned except Tarlton and asked why the county owned Tarlton’s roadways. **Mr. McCormack** answered that if a developer applied to the County to take over ownership of the roadways, then the County classified them as public and maintained them. In order for the County to take ownership the developers had to building their roadways to County specifications. It was up to the developers to make those decisions when developments were being built. The other HOA developers in OM did not do this.
- Mr. Hekimian said HC has done everything it could to increase its assessment and repair its roadways, but Holly Court is now coming to the OMCA Board for help. A discussion ensued about how much the assessment would have increased and how much the driveway repairs/repaving would cost. Mr. Hekimian asked for the Board’s support of **Mr. McCormack’s** proposal as found in the “HOA Driveway Issues” document.
- **Mr. McCormack** pointed out that this issue could affect the County’s tax income as it lowers curb appeal and home values (tax base). **Ms. Thomas** added that it could also affect CA’s assessment for similar reasons.
- **Ms. Thomas** said that information was needed on how the County could help with storm water management in HOAs. Resident Tina Calvert explained how, with Howard County Council Member Dr. Calvin Ball’s help, her HOA (Anturon) was able to obtain County aid for storm water drainage coming from Oakland Mills High School. A resident asked if there was an expert that residents or HOAs could ask who could assess storm water drainage and make recommendations. **Mr. Edelson** said John McCoy, Manager of CA Watershed Management, could help with that.
- **Mr. Edelson** said the next step for the Board would be to discuss this matter further at a future Board meeting. He also asked that OM staff research what the process would be and what standards would need to be met for the County to take over ownership of HOA roadways. He asked the HOAs to send alternative solutions in case the County cannot take over the roadways and asked for further information regarding HOA Covenants and rules. **Ms. Cederbaum** asked **Mr. McCormack** for a list of people who attended Holly Court’s meeting with County officials, which he also attended.

OMCA Donation Requests

- **Mr. Edelson** referred to the printed report on the donation requests OMCA has received (ATTACHMENT “E”). The Board discussed each request. **Mr. Edelson** asked the Board to consider the requests and ask follow-up questions. **Ms. Cederbaum** asked Board members to send any questions to her. **Ms. Gottsagen** asked if the amount of donations can be increased or decreased. **Mr. Edelson** answered that OMCA policy does not prohibit increases/decreases to donation requests.
- **Mr. Edelson** said the Board would vote on donation requests at the next Board meeting and requested that the issue be put on the November 14th OMCA Board meeting agenda.

Old Business

Board Committees

- **Mr. Edelson** reviewed past Board meeting minutes and action regarding the Neighborhood Enhancement Advisory Committee. In the May 9th Board meeting, the Board voted to combine the Public Space Advisory Committee and the NEAC, keeping the NEAC name. At the May 23rd Board meeting, the Board discussed renaming the committee and debated about leadership of the committee, but no action was taken. At the June 23rd Board meeting, the Board further discussed leadership of the NEAC, but again, no action was taken. At the September 12th Board meeting, the Board voted to change the PSAC (a committee that no longer existed since it had been merged with and renamed the NEAC) to the Open Space and Public Space Advisory Committee, combining it with the NEAC. The Board appointed **Mr. McCormack** and Gerry Witte as co-chairs of the OPSAC. Accordingly, only the NEAC exists, with the same leadership that the Board appointed for the Open Space/Public Space Advisory Committee. He asked if the Board would like to move forward with the NEAC.
- **Ms. Wisniewski** pointed out that the NEAC is very different from Open Space. She asked what **Mr. McCormack** wanted since he was the one who suggested the change NEAC/PSAC to Open Space. **Mr. McCormack** said he would like to keep the Open Space portion and that his original intention was to move the committee forward since it had stalled. He said co-chair Gerry Witte also wanted to deal with Open Space issues.
- **Ms. Wisniewski** asked if **Mr. Esoldo** would be interested in chairing the NEAC/Public Space committee. This committee would address non-CA public space issues such as County roads, streetlights, street signs, County ash trees, etc. He said he would.
- **Mr. Edelson** motioned to combine the NEAC and PSAC and name it the Public Space Advisory Committee. **Ms. Engelke** seconded, and the motion passed (7-0-0).
- **Mr. Edelson** motioned to name **Mr. Esoldo** chair of the PSAC. **Ms. Wisniewski** seconded, and the motion passed (7-0-0).
- **Mr. Edelson** motioned to form the Open Space Advisory Committee to address CA-Open Space issues and keep **Mr. McCormack** and Mr. Witte as co-chairs of the committee. **Ms. Engelke** seconded, and the motion passed (7-0-0).
- **Mr. Edelson** asked Board members and staff to publicize the committee changes. He requested that the committees seek membership and public input.

Board Chair Report

- **Mr. Edelson** referred to his printed Board Chair Report (ATTACHMENT “F”) and asked if the Board had any questions about the Board Chairs’ meeting. **Ms. Wisniewski** asked about online voting. **Ms. Cederbaum** said it was a village issue, not CA. She said she would send a video to the Board about the online voting process. She said Harper’s Choice was interested in conducting a pilot online voting project.
- **Mr. Edelson** said he would be giving testimony at the redistricting overflow hearing on October 30th. He said he would make the following points:
 - 1- Ask the Board of Education not to revert to the original Feasibility Study, which used flawed data.
 - 2- Keep Thunder Hill and Allview at OMHS and OMMS.
 - 3- Express the OMCA Board’s agreement with the **ACC** and Superintendent’s recommendation to not change attendance at OM schools.
 - 4- Assert that there is no reason to bring in students from Route 1, which creates a virtual island (Dobbin polygon).
 - 5- Special Programs: ensure decisions are equitable regarding which school students are assigned to for special programs; more information on programs to ensure that OM students will not be crowded out of the Early College program.

- 6- Ensure economic/demographic diversity in the schools.
- 7- Highlight Oakland Mills as a model for the rest of the County.

- **Mr. McCormack** thanked **Mr. Edelson** and the OM Education Committee for their work on redistricting.

CCR Report

- **Ms. Thomas** discussed the FY 2018-19 Assessment Share, which will be voted on by CA on October 26th. **Ms. Cederbaum** will also attend the meeting to observe. **Ms. Thomas** said she voted against the Columbia Housing Center's Request for Support during a straw vote. She also told the CA Board that she did not support the Downtown Columbia Partnership's transit request and said it should be a County responsibility.
- Regarding CA Architectural Covenants, **Ms. Thomas** thanked the Board for their comments and suggestions. She emphasized to CA the need for a Commercial Advisory Committee to address commercial architectural covenant concerns.
- **Ms. Thomas** expressed concern about Haven and budget resources set aside for the spa and possibly a small gym.
- **Ms. Thomas** reported that money has been set apart in the FY 2018-19 budget for the Columbia Ice Rink. These funds will be used for improvements. She said CA does not think Oakland Mills wants a second sheet of ice. Users would like a second sheet. Residents from Shadow Oaks present at the OMCA Board meeting expressed frustration that CA contractors destroyed part of their curb and promised to repair it but never did. **Ms. Thomas** asked the resident to discuss the issue with her later.
- **Ms. Thomas** said \$175,000 has been set aside in the FY 2018-19 budget to repair the Harper Farm overpass. She said it should be a County issue, not CA.
- **Ms. Thomas** pointed out that the budget did not address the need for an indoor pool. She encouraged CA aquatics to attend the meeting the CA Board meeting and request money for an indoor pool. They were able to get \$15,000 for the pool study, but more is needed.

Manager's Report

- **Ms. Cederbaum** referred to her printed manager's report (ATTACHMENT "G"). She said she had not received any suggestions from Board members for a donation in honor of Oakland Mills volunteers. **Ms. Thomas** suggested a donation for the Forest Ridge Afterschool Program. **Mr. Edelson** said the program has not used all the funds that were donated by OMCA last year to the program. **Mr. Verchinski** suggested donating to the Village in Howard to help with low-income memberships. A discussion ensued. **Ms. Engelke** suggested that in the future, Oakland Mills ask volunteers instead of the Board for donation recipient suggestions. **Mr. Verchinski** motioned to donate \$250 to the Village in Howard to help with low-income memberships at the discretion of their Board. **Ms. Gottsagen** seconded, and the motion passed (7-0-0).

Committee Reports

Safety and Security

Ms. Gottsagen referred to her printed Safety and Security report (ATTACHMENT "H"). She said the next Neighborhood Meeting would be held on November 16th with Officer Roberto Lopez.

Architectural Committee Report

Ms. Engelke said she and **Ms. Cederbaum** would be attending a CA workshop on enhancing Columbia neighborhoods. She also mentioned the Renew.Rehab. Restore. workshop that would take place on October 28th and shared the schedule for the workshop (ATTACHMENT "I").

Board Bulletin Board

- **Mr. Esoldo** asked about the technical solution to the Board policy on remote attendance. **Ms. Cederbaum** said she borrowed Owen Brown's phone to test how the phone would work. After a successful test, she ordered a phone. She asked that Board members planning to attend remotely notify her at least one day prior to the Board meeting so she could ensure that the phone was charged and ready to use.
- **Ms. Engelke** thanked **Mr. Verchinski** for the book about Columbia that he gave to Board members.
- **Ms. Wisniewski** thanked **Ms. Cederbaum** for contacting the County about the car parked on Woodblock. She said a new sign has been installed prohibiting parking on that side of the street from a certain distance to the curb
- **Mr. Edelson** thanked **Ms. Wisniewski** for working with the Oakland Mills Middle School's principal on the light pole issue. He also thanked **Ms. Thomas** for giving him information about the upcoming CA Budget meeting so he could bring issues to the Board Chairs' meeting.
- **Ms. Gottsagen** thanked the Board for working together to make Oakland Mills better.
- **Mr. McCormack** said he spoke with OMHS Athletic Director Troy Stevenson about recruiting more girls to play girls' soccer at the elementary school level, which would help OMHS teams later on. He also said Mr. Stevenson was able to obtain an exception so the OMHS girls' soccer team could play teams at a lower level next year.
- **Mr. Esoldo** asked about the CA/Ecology Institute Interfaith Forest report. **Mr. Edelson** said because of the crowded agenda at this meeting, he postponed discussion of the issue until the next Board meeting. He said this would also allow more time to prepare and gather information. **Mr. Edelson** said John McCoy is amending the drawing of the forested section that was presented at the October 10th Board meeting.

Mr. Edelson adjourned the OMCA Board meeting at 9:16 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

ACTION ITEMS FROM OCTOBER 24, 2017

Board:

Include HOA Roadway issue as old business on 11/14

Committees – publicize meeting, solicit members

Staff:

Find out what the County requirements are to take ownership of HOA roadways

Prepare donation for TVIH

Get further clarification on OMHS Fine Arts donation request and Police Foundation request

Update website for new committees and chairs

ACTION ITEMS FROM OCTOBER 10: - All complete

Board:

Oct. 24 meeting: Old Business Discussion on forest grove as presented by CA on 10/10.

Send Ms. Cederbaum suggestions for "Volunteer Donation" recipient(s).

Staff:

Ms. Cederbaum to provide Ms. Thomas with 5 years OM Cash Reserve history.

Ms. Cederbaum to revise Remote Attendance Policy and send to Board.



oakland mills
we value connections

Oakland Mills Community Association Village Board Meeting Minutes

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

Board Members: Jonathan Edelson, Chair ~ Kay Wisniewski, Vice-chair
Lynn-Steven Engelke, Architectural Committee Chair
Chris Esoldo ~ Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski
Virginia (Ginny) Thomas, Columbia Council Representative

October 10, 2017

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:06 p.m.

Present: Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Chris Esoldo; Judy Gottsagen; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Also Present: John McCoy and Danielle Bodner, Columbia Association Watershed Management; Chiara D'Amore, Community Ecology Institute

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the September 26, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (7-0-0).
- **Mr. Edelson** motioned to amend the October 10, 2017 agenda (ATTACHMENT "B") and hold a closed session at the end of the regular OMCA Board meeting to discuss a legal matter. **Ms. Wisniewski** seconded, and the motion passed (6-0-1). **Ms. Engelke** then motioned to amend the October 10, 2017 agenda to conduct a vote on a new member of the Resident Architecture Committee. **Ms. Wisniewski** seconded. **Mr. Edelson** asked to add to the motion an exception to the Board Standards to both discuss and a vote on the new RAC member during New Business at the same Board meeting. The motion passed (6-0-1).

New Business

Columbia Association and Community Ecology Institute Community Forest Project

- John McCoy, Manager of CA Watershed Management, explained that Columbia faces some issues regarding tree thinning and forest overgrowth due to invasive plants and tree loss. He said CA has tried to plant new trees, but deer activity has limited growth of these new trees. CA is now beginning to work on a replanting program to replace dying ash trees. Currently, they are looking for forest fragments in which to test replanting.
- Chiara D'Amore, president of the Community Ecology Institute, presented the Community Forest Project (ATTACHMENT "C"). CA plans to use the Institute's plan to replant an overgrown forest fragment along the CA inter lake connector path behind Woodblock Row. Interfaith community organizations are invited to aid in the maintenance and study of the replanted forest.
- **Ms. Engelke** asked how CA Watershed Management identified this spot for replanting. Mr. McCoy said he is familiar with the area and spoke with several area residents about the spot.
- **Mr. Edelson** pointed out that the location of the forest fragment is in the center of an overgrown area that many people may not see.

- **Mr. McCormack** suggested an alternate location off of Farewell Road behind Landbreeze and Woodblock. He said the area CA Watershed would like to replant might be put to better use for recreational purposes and that the area suggested is one of the few flat ground areas that could be mowed and used for recreation. He mentioned a plan that was discussed with former CA Open Space staff member Fred Pryor and with Daniel D'Amore to use this space as a mowed recreation area. He reiterated his request that CA hire a consultant and come up with a 50-year Open Space plan before making decisions regarding this issue.
- **Ms. Engelke** stated that she and other nearby residents liked the forested area that has been in this location and did not support that the area be mowed for recreational purposes.
- **Mr. Edelson** asked Mr. McCoy to clarify what CA Watershed wants the OMCA Board to do about this issue. Mr. McCoy and Ms. D'Amore asked if OMCA would like to partner with CA Watershed and the Community Ecology Institute to invite the community to participate in the project.
- **Mr. Edelson** said there are two different issues for the Board to discuss: the Community Forest Project and social events associated with the project
- **Mr. Edelson** asked what CA's timeline is for the project. Mr. McCoy answered that spring 2018 is when CA plans to begin the project.
- **Mr. Edelson** asked that the Board consider this issue and discuss it during Old Business at the October 24, 2017 Board meeting.

Discussion and Vote on New RAC Member

Ms. Engelke asked for the Board to vote to approve Barron Holmes as a new member of the RAC. A discussion ensued. **Ms. Gottsagen** motioned to appoint Barron Holmes to the RAC. **Ms. Wisniewski** seconded, and the motion passed (7-0-0).

Old Business

Remote Attendance by Board Members at Board Meetings

- **Mr. Edelson** referred to the printed draft of the Telephone Policy for Board Members Unable to Attend Oakland Mills Board of Directors Meetings (ATTACHMENT "D"). **Mr. Esoldo** expressed concern that point 7 would make it difficult for Board members who are frequently out-of-town for work. He asked that there be an exception for Board members who must travel outside of the area or have a family emergency that prevents them from attending. A discussion ensued.
- **Mr. Verchinski** motioned to approve the Telephone Call Policy with the discussed changes. **Mr. Edelson** seconded, and the motion passed (7-0-0).

Board Chair Report

- **Mr. Edelson** reported that he has signed up to testify at the October 26th Board of Education public hearing on redistricting.

CCR Report

- **Ms. Thomas** and **Mr. Edelson** reported on the CA Assessment Share. **Mr. Edelson** said he gave testimony at the last CA Board meeting regarding the issue, and **Ms. Thomas** was also in attendance.
- **Ms. Thomas** said CA is changing the name of the share from "Assessment" to "Allocation."
- **Ms. Thomas** discussed the cumulative village cash reserve amount and funding that is needed to upgrade sports and fitness facilities to make them competitive. She asked Ms. Cederbaum to provide a five-year history of Oakland Mills cash reserve balances. **Mr. Edelson** suggested CA reimburse OM Village for the cumulative cost of maintenance and repairs that fall under the \$1000 threshold but cumulatively total well over \$1000 for maintenance and repairs on the same piece(s) of equipment.

Manager's Report

- **Ms. Cederbaum** referred to her printed manager's report (ATTACHMENT "E"). She thanked the Board members for attending and helping with the Fall Festival.
- **Ms. Cederbaum** said Bridge Columbia is waiting for Howard County's decision regarding the transit way between the Howard County Hospital and Gateway before deciding how they will proceed as a committee. The County should have a report by mid-November. Because of this, discussion on naming the pedestrian bridge "Bridge Columbia" will wait.
- **Ms. Cederbaum** asked the Board to share ideas of non-profit organizations that Oakland Mills could donate to in honor of OM volunteers. **Ms. Wisniewski** suggested the Oakland Mills High School girls' soccer team. **Mr. McCormack** suggested that recipients should come from within the Oakland Mills community. **Mr. Edelson** said he would like to wait and see what regular donation requests are made by the October 15th deadline.

Committee Reports

Senior Advisory Committee

Mr. Verchinski referred to his printed report (ATTACHMENT "F") and added that flu vaccines would be offered at the 50+ Expo.

BWI Roundtable

Mr. Verchinski referred to his printed report (ATTACHMENT "G").

Safety and Security

Ms. Gottsagen referred to her printed Safety and Security report (ATTACHMENT "H").

Board Bulletin Board

- **Mr. Edelson** thanked **Ms. Cederbaum**, Brigitta Warren, and the OM staff for a wonderful Fall Festival.
- **Ms. Wisniewski** said the light pole behind Oakland Mills Middle School has finally been replaced. She will be meeting with **Mr. McCormack** to turn over her cable box data.
- **Ms. Cederbaum** said she reported the condition of the Robert Oliver Place bus depot to Mr. Graham, Howard County Office of Transportation. He responded that the County will look into this.

The regular OMCA Board open meeting was closed at 8:51 p.m.

Ms. Gottsagen motioned to go into a closed session of the Board for consultation on a legal issue. **Ms. Wisniewski** seconded.

Mr. Verchinski motioned to end the closed session. **Mr. Edelson** seconded and **ended the closed session of the Board at 8:57 p.m.**

Mr. Edelson went into open session again and adjourned the OMCA Board meeting at 8:58 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

ACTION ITEMS:

Board:

Oct. 24 meeting: Old Business Discussion on forest grove as presented by CA on 10/10.

Send Ms. Cederbaum suggestions for “Volunteer Donation” recipient(s).

Staff:

Ms. Cederbaum to provide Ms. Thomas with 5 years OM Cash Reserve history.

Ms. Cederbaum to revise Remote Attendance Policy and send to Board.

DRAFT



oakland mills
we value connections

**Oakland Mills Community Association
Village Board**

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

Board Members: **Board Chair**, Jonathan Edelson, **Board Vice-Chair**, Kay Wisniewski

Architectural Chair, Lynn-Steven Engelke, Chris Esoldo, Judy Gottsagen,
Bill McCormack Jr., Paul Verchinski

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors
Meeting Agenda
October 24, 2017
7:00 p.m.**

- 7:00 p.m. Opening of meeting**
Approve Minutes from October 10, 2017 Board Meeting
Approve Agenda for October 24, 2017 Board Meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**
- HOA driveway/parking space ownership discussion** – discussion of county ownership or HOA ownership of HOA driveways and parking lots. (30 mins)
- OMCA Donation Request Discussion** of requests received by October 15, 2017 (15 mins)
- 7:55 p.m. Old Business**
- Board Committees, Board Discussion (15 mins)
- 8:10 p.m. Board Chair Report**, Jonathan Edelson (10 min.)
- 8:20 p.m. Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min.)
- 8:30 p.m. Manager's Report**, Sandy Cederbaum (10 min.)
Board donation in honor of OM Volunteers
- 8:40 p.m. Committee Reports** (10 min.)
Safety and Security Committee, Judy Gottsagen
Architecture Committee, Lynn Engelke
- 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

Oct. 24, 6:00 – 7:00 p.m. – OMCA Education Committee

Oct. 24, 7:00 p.m. – OMCA Board Meeting

Oct. 28, 9:30 a.m. – noon – Renew, Rehab, Restore: Conserving Columbia's Tree Canopy

HOA Driveway Issues

Explanation of the Problem

- There is a basic inequity between and among town house/condo Home Owner Associations (HOAs) concerning driveways. Some HOAs, own the driveway, and therefore have the maintenance, replacement and snow clearing expense. Other HOAs have the county own the driveways (actual county roads with names) and the county has the maintenance, replacement and snow clearing expense.
- Most HOAs need super majority votes of home owners to approve a special assessment to raise the money for replacement. Often these votes fail to get the necessary super majority.
- Through the years, Howard County government approved subdivision plans that caused driveways in some HOAs to be private while driveways in other HOAs to be public and maintained as county roads. This inequity has caused major infrastructure costs for repaving driveways and plowing snow in HOAs that were made responsible for their private driveways. Because these huge costs are not affordable in small HOAs, the condition of their driveways will continue to deteriorate and will depress property values in the HOAs and the County's tax assessment income.
- The existing process for the county to take over the driveways is the subdivision process that requires a review by the Planning Board, plat changes, road drawings, etc., and in Columbia a petition by Howard Hughes to change the FDP. Note: In response to a question in an HOA meeting with the county, the county indicated that only one applicant had initiated the process in the last ten years to the best of their knowledge.
- The subdivision process is cost prohibitive.
- County cost sharing option of 1/3 County and 2/3 HOA is also cost prohibitive.

Oakland Mills Village Board Position

- Oakland Mills Village Board Housing Goals and Plans calls for finding financial aid from the government and from grants to non-profits to aid HOAs in repaving driveways.

Action by Howard County

- Howard County code allowed the creation of this problem. Going forward, hopefully, the county will change code immediately to require developers of town home/condo HOAs to design and install all driveways to county road standards and turn ownership over to the county.
- The County has a vested interest in protecting its tax base so the County should research other jurisdictions to see if they have found workable, cost effective solutions for existing HOAs who own their driveways.
- Alternative solutions.
 - County waives subdivision rules for existing HOA driveways, takes ownership and grandfathers all of them at driveway standards and not road standards. County plows snow and repairs and replaces as necessary to driveway standards.
 - County makes grants to non-profit HOAs to cover driveway reconstruction costs.
- HOA driveway ownership is a countywide issue, and the solution will need the County Executive and the County Council involvement.

Oakland Mills HOAs
 County Owned or HOA owned streets and parking pads

October 20, 2017

The following information was obtained from Oakland Mills HOAs.
 Howard County provide maintenance and snow removal at Tarlton, the only community
 in Oakland Mills that has county road ownership.

<u>HOA Name</u>	<u>County Owned</u>	<u>HOA Owned</u>
Anturon		X
Cinnamon Tree Talbot Springs		X
Cinnamon Tree Stevens Forest		X
Emerson Hill No reply		
Holly Court		X
Shadow Oaks		X
Tarlton	X	X (parking pads only)

October 18, 2017

Donation Account: Budgeted Amount: \$4,500

Amount Spent: \$0

Balance: \$4,500

Total Requested Amount: This will vary based on actual donation awarded

Donation Requests Received By October 15, 2017

School and School Affiliated Groups

Stevens Forest Elementary School - PTA

Requestor: Krista Threefoot, SFES PTA President

Amount: \$500 requested to assist with programs and advocacy supporting the students and staff at SFES. SFES mission is three-fold: advocate on behalf of the students, teachers, and families to ensure our community's unique needs are met; organize educational and social event dedicated to enriching students' school experience and strengthening community; support the material needs of students, teachers, administration, staff, and all families connected with Stevens Forest.

Talbott Springs Elementary School – PTA

Requestor: Casey Otten, TSES PTA President

Amount: \$1,250 requested to provide school shirts for 525 or more students. OMCA name logo and name to be placed on back of t-shirt in recognition of donation and on newly designed website. \$500 of the donation to be used to highlight OMCA as a presenting sponsor (largest sponsor) on back of shirt and remaining dollar amount will be used as a donation to the PTA to help with t-shirt cost and special events.

Oakland Mills Middle – PTSA

Requestor: Alan Romack, President

Amount: \$500 requested to offset the speakers fee to bring a guest Author to the school. If the guest Author does not work out the PTSA would use funds to support the new Middle School Art Teacher, Ms. Johannes, with supplies to help her display and highlight the students work. (Purchase frames and mattes to hang work in hallways, similar to display at TSES)

Oakland Mills High School – Fine Arts Boosters

Requestor: Heather Barham, President

Two separate amounts requested.

Request # 1: Currently raising funds to purchase the following (not requested amount but actual amount they want to raise for specific purchases)

Drum cases, \$1500

String bass, \$3200

Xylophone, \$4200

Donation Requests, p. 2

OMHS Fine Arts Boosters, continued

Violins, \$2400

Lighting equipment, \$10,000 - \$12,000

Request #2: \$250 requested to support OMHS feeder schools. The money would be used to purchase bow hold position supports such as “cellophants” and “frog frogs”. These aides help young students learn how to hold their bows correctly, by properly positioning their fingers. They cost about \$25 each.

Outside Organizations

Howard County Police Officers Association, FOP Lodge 21

Requestor: Police Officer First Class R. Lopez, Oakland Mills NCRO

Amount: \$250 requested to be used to support the Chess Program at the CA Youth and Teen Center. This is a partnership with HCPD. Donation would be used to purchase more equipment related to the chess program and prepare for Community Chess Day.

Program builds better relationships with youth and police. Program held the first Community Chess Day this past spring with 60 youth, adults, and community members in attendance. The goal is to make this an annual event.

Board Chair Report
October 24, 2017

Redistricting/Education Committee

- The Education Committee meets at 6 this evening to discuss testimony for the BOE regarding redistricting. I will represent OMCA at the October 30 hearing and will update the board on the committee's recommendation tonight during my remarks.
- Education Committee meetings are moving to the 4th Tuesday of the month at 6 p.m.

Board Chairs' Meeting

- Held October 16 in Harper's Choice.
- Villages attending: Oakland Mills, Harper's Choice, King's Contrivance, Town Center, Wilde Lake.
- Columbia Housing Proposal to CA: Only the OM and TC boards have discussed. OM and TC are questioning the goals and usefulness. KC chair first heard about it from OM chair. WL chair supports it. HC chair did not state an opinion.
- Assessment Share:
 - Cash Reserve - All want cash reserve cap eliminated or raised to at least 30%.
 - Contingency Fund - HC: No cap and give the whole contingency fund to villages. Consensus was it should be split 11 ways at the very least. Dorsey's Search emailed after the meeting strongly favoring 100% to villages. OM Chair agrees.
- Online voting - Board Chairs agreed we want to be updated on the study.
- Cable boxes - all agree it is an issue. Lukewarm reception to banding together to try to get the county to legislate a solution.
- Town Center asked whether Boards should accept versus approve financial statements. No consensus.

Manager's Report

Submitted by Sandy Cederbaum on October 19, 2017 for the October 24, 2017 Oakland Mills Board Meeting

Updated Task list submitted.

County Issues:

HCPD: Officer Lopez has been very engaged in the community and stops in weekly to touch base and see how we are doing. I've passed along positive feedback about Officer Lopez to his superiors.

Bridge Closure – Bridge will close again on Oct. 26 and hopefully the installation will be ahead of schedule.

Manager's Meeting – Milton Matthews attending the Oct. manager's meeting and we discussed history of the assessment share, contingency fund disbursement and cash reserve cap. It was a very good discussion. Managers had a separate meeting with Ron Meliker, Director of HR (CA) to go over the upcoming open enrollment period and benefits questions.

CA Issues

Assessment Share – CA board scheduled to vote on Assessment Share on Oct. 26th. Ms. Cederbaum will attend the CA board meeting that evening.

Attended the 25th Anniversary of the Howard County Police Citizens Advisory Council (I am a member of the Council). It was a great networking opportunity. In attendance were the four past and current Police Chiefs, Former Chief Senator Robey, Councilman Fox and HC Council Staff along with the Chiefs senior command staff. I always discuss Oakland Mills with HCPD. During my tenure of the Council we have has presentations on Sex Traffic, Opiod Epidemic, Body Worn Cameras (in 2nd phase of trial period), attended a presentation from the HCPD Special Arms Unit, toured the James Robey Training Facility in Marriotsville, and volunteered at the Police Pace and on the 25th anniversary planning committee. I have submitted paperwork to schedule a ride-along with Officer Lopez. Being an active member of the Council connects Oakland Mills with many in the HCPD community.

Daily Issues that Manager is working on:

Elevator: Elevator has been working flawlessly and company (EIT) has stopped by weekly to make sure it's working well.

Carpets were professionally cleaned in the Smithy/Tack and Loft. So far so good, looks clean and spots have not reappeared.

Working with CA to have a handrail installed at the Talbott Springs NC playground staircase.

Borrowed a speaker phone system from Owen Brown and tested in our building. Will order a Polycom System.

Bookkeeping, payroll, daily facility and HR issues.

Payroll, 401K audit and processing, employee HR issues, meeting agendas, and staff meetings along with facility related issues.

Safety and Security Committee
October 24, 2107

- Remembering When - a Fire and Fall Prevention presentation

This presentation was attended by approximately 12 residents. Rachel Burlas - Risk Reduction Educator from the Howard County Fire and Rescue Services was dynamic. I think everyone learned at least one important fact that applied to their own situations. Sandy and I sent out a newsletter with tips following the presentation.

- Neighborhood Meeting

Our next Neighborhood Meeting will be held with Officer Roberto Lopez on Thursday, November 16th. These meetings are attended by a small group of neighbors wanting to gain ideas to make their properties safer and more secure.

When asked what the best advice was for all neighborhoods, Officer Lopez said, "Never hesitate to call the police if you feel threatened or see someone or something that looks suspicious."

Renew. Rehab. Replace.

CONSERVING COLUMBIA'S TREE CANOPY

Saturday, October 28, 2017

9:30am-12:30pm

Because of disease and age, our street and yard trees are disappearing at an alarming rate. Additionally, homeowners are removing and not always replacing the mature trees in their yards and street frontages. Over time this will seriously and negatively affect the unique character of our streets and neighborhoods.

SCHEDULE

Part 1 – 9:30-9:45am

LIGHT BREAKFAST

INTRODUCTION

- *Phil Engelke, Howard County Planning Board*

WELCOME AND OVERVIEW

- *Barbara Kellner, Director, Columbia Archives*

Part 2 – 9:45-10:15am

THE STATE OF COLUMBIA'S TREE CANOPY

- *John McCoy
Manager, Watershed and Open Space, Columbia Association*

KEEPING OUR TREES HEALTHY

- *Mike Greenberg, Arborist*

Part 3 – 10:45-11:30am

WHAT MAKES A BEAUTIFUL STREET BEAUTIFUL?

- *Bob Gorman, RLA; Fellow, American Society of Landscape Architects
President, Gorman Design*

Part 4 – 11:30am-12noon

OUR COUNTY'S TREE REMOVAL & REPLACEMENT PROGRAM

- *Kris Jagarapu
Deputy Chief, Bureau of Highways, Howard County DPW*

Part 4 – 12NOON-12:30pm

DO TREES ADD VALUE TO YOUR HOME?

- *Heather Swan
Realtor, Coldwell Banker*

GENERAL QUESTIONS & SESSSION WRAP UP