



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 ~ Lynn-Steven Engelke, Architectural Committee Chair
Bill McCormack Jr. ~ Larry Pretlow II ~ Paul Verchinski ~ Bageshwar Verma
Virginia (Ginny) Thomas, Columbia Council Representative



March 12, 2019

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:05 p.m.

Present: Jonathan Edelson, Board Chair; Lynn Engelke, Architecture Committee Chair; Ginny Thomas, Columbia Council Representative; Bill McCormack Jr.; Larry Pretlow II; Paul Verchinski; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent:

Quorum present: Yes

Also present: See resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the February 26, 2019 minutes (ATTACHMENT “A”). **Mr. Verma** seconded, and the motion passed (5-0-1; **Ms. Engelke** abstained).
- **Mr. McCormack** motioned to accept the March 12, 2019 agenda (ATTACHMENT “B”). **Ms. Engelke** seconded, and the motion passed (6-0-0).

Resident Remarks

Resident Marion Christian expressed concern about the parking of commercial vehicles along roads in Oakland Mills. Cinnamon Tree-Stevens Forest had recently begun prohibiting commercial vehicles from parking in its residential lot, and as a result, commercial vehicles were now parking on OM residential roads. **Mr. Edelson** said that commercial vehicles had been cited the Sunday previous. He said the roadside parking areas were zoned for residential use with a 6-hour limit for commercial vehicles. This was so businesses performing work for residents would have reasonable time to park while they worked. **Mr. Edelson** reported that he spoke with Kim Prum, Director of Constituent Services for Count Executive Ball, who said there would be increased enforcement and that residents could notify police if a commercial vehicle had been parked longer than six hours. Ms. Christian suggested notifying residents about where commercial vehicles could park. **Ms. Thomas** asked if anyone had checked Cinnamon Tree’s HOA rules to see if its covenants prohibited commercial vehicles from parking in its lot. **Ms. Cederbaum** said she would find out.

Resident Alex Hekimian spoke about Columbia Association’s proposal to convert from an HOA to a Community Benefit Association. He said that the CA board had decided to postpone filing the legislation until the next legislative year. He was troubled that the proposed legislation was discussed in closed session for several months before being disclosed to the residents shortly before the vote. He said that the reason given for this was a court case, but the case had already been made public. He recommended that CA drop the proposal

instead of bringing it back during the next board year because the residents and previous CA boards had dropped the legislation in previous years. **Mr. Edelson** said the Board would discuss the proposal later in the meeting during Old Business. Resident Joel Hurewitz also spoke against the Community Benefit Association proposal.

New Business

Columbia Association Climate and Sustainability Committee Presentation

Dr. Sarah Via, member of the CA Climate and Sustainability Committee and University of Maryland biology professor, presented information on climate change and the committee. She discussed county and state legislation and actions as well as CA actions already underway. She said that the purpose of the committee was to help CA know how to better help relieve climate change. After her presentation, she opened the floor for discussion. **Mr. Edelson** suggested to Dr. Via that the Climate Committee set up a booth at the Oakland Mills Fall Festival. He also suggested setting up a larger meeting, or possibly a series of meetings, at The Other Barn.

Old Business

Review of Postponed CA Proposal to Become a Community Benefit Association

Mr. Edelson reported on a meeting CA held with the village board chairs. He explained that there had been a court case that could affect CA's ability to collect on assessments during bankruptcies. This could in turn affect CA credit and financials. If the legislation passed (CA has since postponed vote on legislation until FY20), CA would become the only Community Benefit Association in Maryland since it was the only HOA that exceeded the minimum 20,000 lien payers in the state.

Mr. Edelson said that another village had already begun asking about consulting legal counsel. If a new proposal was introduced the 10 villages might want to combine their resources and hire independent legal counsel to examine the legislation and advise the villages.

Mr. Verchinski thanked Mr. Edelson for seeking more transparency regarding the legislation and CA's reason for asking for the change. He then listed several questions he still had about the legislation (ATTACHMENT "C"). He expressed concern that if CA was unable to collect on bankruptcy-related lien payments, the issue could cause a rise in residents' assessments. **Ms. Thomas** asked that Mr. Verchinski send her his questions so she could address them. A resident also requested that residents be informed of the answer to his questions.

Ms. Thomas discussed the history of HOA legislation in Maryland and why it did not apply as well to Columbia Association. She said the CA Board would be working on a strategy to involve the villages and residents in the decision at their March 14th meeting.

Mr. Verchinski suggested several options that would address the issue of bankruptcies and liens.

Mr. Edelson publicly thanked Ms. Thomas for her efforts at transparency. He said that Ms. Thomas was the one who made the motion for CA to meet with the village board chairs.

Board Chair Report

Mr. Edelson reported that Pizzaman was open for carryout and delivery but not for dine-in.

Mr. Edelson said Cedar Realty was still in discussions with a potential tenant for the vacant space next to LA Mart.

Mr. Edelson said that the County requested a traffic study for Dunkin Donuts. He reported that Cedar said it would get back to him with a timeline for the traffic study.

Mr. Edelson said that Cedar was still working on entry and façade signs.

Mr. Edelson reported on his and Mr. McCormack's meeting with Howard County Housing Commission Executive Director Peter Engel and Director of Howard County Department of Housing and Community Development Kelly Cimino. **Mr. Edelson** and **Mr. McCormack** presented to them information on the relationship between poverty and school test scores in Oakland Mills. They also demonstrated how segregation in Howard County had been worsened by redistricting and how important it was that the County Housing Commission deconcentrate affordable housing. They asked Mr. Engel if he would testify about this issue at the school district's redistricting meetings. Mr. Engel responded that he would need to ask the Housing Commission if they would like him to do so but that he was willing.

Mr. Edelson reported that OMCA's education committee's school equity subgroup met on Saturday to decide what Maryland Public Information Act request they wished to make. The subgroup was also working on taking school data and putting it in an understandable, concise form that could be used by residents for their three-minute public remarks at County meetings.

CCR Report

Ms. Thomas reported that the CA Board had agreed that Oakland Mills would be the pilot for a tot lot and playground study. She said CA Director of Open Space Dennis Matthey was working on the process and would present it to the OMCA Board.

Mr. Thomas also reported on CA's progress in converting an outdoor pool into an indoor pool.

Village Manager Report

Ms. Cederbaum referred to her printed report (ATTACHMENT "D").

Ms. Cederbaum asked the Board for nominations for OM Volunteer of the Year. She also consulted with the Board on the date the Volunteer of the Year reception should be held. She asked that the Board to email her any nominations and said that the Board would vote on the nominees at the March 26th Board meeting.

Bulletin Board

Mr. Verma said he was working on an essay competition for climate change. The Board asked that he work on the details and send them an email outlining his plans. **Mr. Edelson** suggested working with the CA Climate and Sustainability Committee. **Mr. Verma** said that he talked to Dr. Via, who had presented earlier in the Board meeting, and she responded positively. **Ms. Thomas** suggested presenting the idea for the essay competition at the Climate committee meeting the next evening and said that she was willing to make the presentation if Mr. Verma could not be at the meeting.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:29 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items from 3/12/19

No action items.

Action items from 2/26/19:

Ms. Thomas: Meet with Ms. Fanaroff and Mr. Matthews about letter received from Ms. Fanaroff

Action Items from 2/12/19

~~Ms. Cederbaum: prepare tennis court memo for Mr. Matthey~~

~~Ms. Cederbaum: prepare tennis/pickleball letter for Mr. Matthews~~

~~Ms. Cederbaum: finalize letter to County on Jordan Overlook~~

~~Ms. Cederbaum: distribute/publish revised Covenant Violation Process~~

~~Mr. Edelson: contact County about roundabout plans and resident concerns~~

Mr. Verchinski: draft letter regarding BWI legislation once it is filed by County in March

~~Mr. Verchinski: work on draft guidelines for EV charging stations~~

Ms. Thomas: obtain CA Open Space mowing/maintenance schedule

Ms. Cederbaum: obtain County mowing/maintenance schedule (already have tree trimming)



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Larry Pretlow II ~ Paul Verchinski ~ Bageshwar Verma
Virginia (Ginny) Thomas, Columbia Council Representative



February 26, 2019

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; Ginny Thomas, Columbia Council Representative (arrived at 7:19 p.m.); Bill McCormack Jr.; Larry Pretlow II; Paul Verchinski (phoned in); Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Lynn Engelke, Chris Esoldo

Quorum present: Yes

Also present: See resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the February 12, 2019 minutes (ATTACHMENT "A"). **Mr. Verma** seconded, and the motion passed (4-0-1; **Mr. Pretlow** abstained).
- **Mr. McCormack** motioned to accept the February 26, 2019 agenda (ATTACHMENT "B"). **Mr. Verma** seconded. **Mr. McCormack** motioned to amend the agenda to include a meeting of the Architecture Committee after the Manager's Report. **Mr. Pretlow** seconded, and the amended agenda passed (5-0-0).

Resident Remarks

Tony Coffield, Vice-president of the Howard County Terps Football Association, spoke about continuing to involve kids and teens from Oakland Mills in the association and at Blandair Park. Mr. Coffield said the association had once been part of Howard County Parks and Recreation, but that the County had recently separated itself from the association. He also said that one of the purposes of the association was to make sure kids and teens from Oakland Mills had the opportunity to play at Blandair Park. He said that other organizations outside of OM had more use of the park than OM kids and teens since the association separated from the County. He also said the County will possibly be moving football to the fields at Cedar Lane and Rockburn parks. He said if there is no program at Blandair Park, OM kids would not use it as much as they should. **Mr. Edelson** asked the age range of the kids who participated in the association's programs. Mr. Coffield answered ages 6-14 years and that the organization had a good relationship with Oakland Mills High School. He said their sports programs also involved community days and afterschool homework assistance. **Mr. Verma** asked if the program was open to boys and girls and how many kids play. Mr. Coffield said both boys and girls played football and that there were 120 girls and 160 boys in their programs, which included cheer. **Ms. Cederbaum** suggest dropping off fliers at The Other Barn and scheduling to speak with the kids at the Columbia Association

Youth & Teen Center.

Residents Pat Hersey and Alise Niefeld spoke about HB-1166, a bill currently being considered by the Maryland State legislature. They said they were speaking to all the village boards to advocate for the bill, which would attach a 5-cent tax to plastic bags. They said the bill was aimed at changing behavior, not creating revenue. They gave the Board a copy of the bill, a sample letter, and a fact sheet.

Resident Jervis Dorton spoke about a Royal Farms gas station that the County was considering allowing to be built on Snowden River Parkway. He said the issue was of interest to Oakland Mills because it would set a precedent for zoning throughout the County. The area where the proposed gas station was to be built was zoned as an industrial park and as such should not contain retail venues such as gas stations unless being used expressly for the businesses and workers in the park. He said since Oakland Mills also had areas of industrial park zoning (near the village boundaries), this decision could affect the village in the future. He asked that residents and Board members attend the next County planning meeting to speak out about the gas station. **Ms. Thomas** pointed out that, though this issue was not new, the new County administration was now holding a meeting instead of a hearing regarding the gas station. She said that the County could assert that Columbia Association had no standing on the issue if a meeting was held instead of a hearing.

Resident Alex Hekimian expressed his concern about CA's desire to change its status from Homeowner's Association to a Community Benefit Association. He felt that the rationale for this change was the same as the change CA proposed several years ago, which the residents rejected. He said that not enough information had been shared about the change and that he was troubled that it appeared that CA was fast tracking the change without giving the public and the villages a chance to weigh in.

New Business

Columbia Association Proposed Change in Status from HOA to Community Benefit Association

Mr. Edelson summarized what the Board knew so far concerning CA's proposed change of status from HOA to Community Benefit Association. The associated Maryland State Legislature bill had not been officially presented before the assembly and was not yet available to the public. A discussion ensued. **Mr. Verchinski** said he was against any change if CA would not disclose the specific issue that had caused the move to change. **Mr. Edelson** suggested that the bill include an option for Columbia's villages to change their status so they would not have to wait for legislation to be passed and then amended at a later date. **Ms. Thomas** suggested that the Board wait to take a position until it had more information, especially after the community meeting on March 5th. **Mr. Pretlow** asked that it be recorded that no one would know the real impact of the change until one of the villages changed their status to Community Benefit Association. He said it was a blind leap of faith that he was not willing to take unless the villages could see the legislation and make an informed decision. **Mr. Verchinski** suggested that the villages retain their own legal counsel, independent of CA.

The Board agreed to wait to decide if they want to take a position until more information could be obtained.

Old Business

Political Activity

Mr. Edelson presented a revised draft of a Board policy regarding rules about Board members' political activity (ATTACHMENT "C"). A discussion ensued. **Mr. Verma** motioned to approve the revised draft of the Board policy regarding political activity. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson gave an update on the village center. He reported that Cedar Realty was working on entrance signage and that it would present its proposed signage alterations to the NRAC. He reported that Cedar was also

internally considering individual business's signage on the building's visage.

Mr. Edelson reported that Dunkin Donuts continued to wait for permits from the County and that Pizzaman was working to reopen as soon as possible.

Mr. Edelson said there had been some questions regarding in-home businesses in OM and asked that we share answers that would be applicable to all properties and not specific to any one property.

Mr. Edelson reported that the education committee had formed a school equity subgroup and that the group would meet on March 9th to compile data. The subgroup would frame the data in understandable terms and bring it to the OM Education Committee before presenting it to the Board.

Mr. Edelson shared a letter that had been sent from CA legal counsel Sheri Fanaroff in answer to Oakland Mills' request for information about legal limits regarding OM's response to residents who had made complaints about properties. A discussion ensued. **Ms. Thomas** said she would meet with Ms. Fanaroff and CA President Milton Matthews to discuss the issue and asked for a copy of the letter that was sent by OM to CA.

CCR Report

Ms. Thomas reported on the need for indoor pool lanes. She said CA conducted a study a few years previous that showed a need for additional lanes, but nothing was done. **Ms. Cederbaum** said she would ask CA Aquatics Director Marty Oltmanns about the study.

Ms. Thomas asked about lighting and security cameras on the exterior of The Other Barn. She said CA would be meeting with the owner of Sam's Mart about security around the store.

Ms. Thomas reported that the CA Board would meet on February 28th to approve the FY20 budget.

Village Manager Report

Ms. Cederbaum referred to her printed report (ATTACHMENT "D").

Ms. Cederbaum shared the FY19 3rd Quarter Financial Statements (ATTACHMENT "E"). The Board discussed how surplus funds could be used. **Mr. Edelson** motioned to approve the 3rd Quarter FY19 Financial Statement. **Mr. McCormack** seconded, and the motion passed (4-0-1, **Mr. Verchinski** abstained).

Ms. Cederbaum reported on the County's community meeting regarding the new courthouse that would be built on Bendix Road near Route 108. She said the County presented a new traffic pattern for Bendix and Edgar Roads and 108 and Columbia Road but not Route 108 and Mellonbrook/Bendix Road. **Ms. Cederbaum** said she emailed the County and received a prompt reply from the Assistant to the Director of Howard County Public Works, Thomas Meunier, with the traffic study attached. Mr. Meunier also said that he and other County representatives could meet with the OM Board representatives to discuss the issue. Ms. Cederbaum, Ms. Thomas and Thunder Hill residents Amy and Warren Wortman will meet with County officials.

Committee Reports

Architecture Committee Meeting

Mr. Edelson called to order the meeting of the Architecture Committee at 9:01 p.m.

Mr. Verma motioned to send a final 15-day letter and resolution to CA if there was no response to the property owners of 9302 Upwoods Lane. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Mr. Edelson adjourned the meeting of the Architecture Committee at 9:03 p.m.

Safety and Security Committee

Refer to the printed Safety and Security Report (ATTACHMENT "F").

Bulletin Board

Mr. Verma said he is working on promoting positive publicity about OMHS. He reported that he had sent a letter to the principal of OMHS. **Ms. Thomas** suggested that a Board of Education member should attend an OM Board meeting so the Board could discuss the issue with them. **Mr. Edelson** said he would contact the Board of Education.

Mr. Verchinski said that Ms. Engelke had asked him to draft a residential architectural guideline for electric vehicle chargers. He reported that he sent a draft to Ms. Engelke but hadn't heard from her yet. He also reported that he would be providing testimony on SB-822, which would allow electric vehicle chargers on parking lots and might affect existing properties. **Ms. Cederbaum** said CA had questions regarding the legislation. **Mr. Verchinski** said CA wouldn't be affected, but smaller HOAs would.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:08 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action items from 2/26/19:

Ms. Cederbaum: Obtain Indoor Pool study from Marty Oltmanns

Ms. Cederbaum: Set up meeting date with County on Courthouse and impact on 108/Mellonbrook/Bendix Roads

Ms. Thomas: Meet with Ms. Fanaroff and Mr. Matthews about letter received from Ms. Fanaroff

Action Items from 2/12/19

~~Ms. Cederbaum: prepare tennis court memo for Mr. Matthey~~

~~Ms. Cederbaum: prepare tennis/pickleball letter for Mr. Matthews~~

~~Ms. Cederbaum: finalize letter to County on Jordan Overlook~~

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Lynn-Steven Engelke, Architecture Committee Chair;

Bill McCormack Jr., Larry Pretlow II, Paul Verchinski

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, March 12, 2019**

- 7:00 p.m. Opening of meeting**
Approve Minutes from February 26, 2019 Board Meeting
Approve Agenda for March 12, 2019 Board Meeting
- 7:05 p.m. Resident Remarks (5 min)**
- 7:10 p.m. NEW BUSINESS**
Columbia Association (CA) Climate and Sustainability Committee, Presentation (30 min)
- 7:40 p.m. OLD BUSINESS**
Review of postponed CA proposal to become a Community Benefit Association, board discussion (10 min)
- 7:40 p.m. Board Chair Report**, Jonathan Edelson (10 min)
Village Center Update, Parking in Residential Zones, and Housing/Education
- 7:50 p.m. Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min)
CA Budget items—more indoor pool lanes, tot lots/playgrounds, Oakland Mills
- 8:00 p.m. Village Manager Report**, Sandy Cederbaum (5 min)
OMCA Volunteer of the Year selection discussion and reception date
- 8:10 p.m. Committee Reports (10 min)** (only if requested by committee chairs)
- 8:20 p.m. Board Bulletin Board (5 min)**
- 8:25 p.m. Adjourn**

Upcoming Events – for event details go to <http://oaklandmills.org>

All events are held at The Other Barn unless otherwise noted

March 26, 6 – 7 p.m., OMCA Education Committee

March 26, 7 p.m., OMCA Board Meeting

March 30, 9 a.m., Columbia Cleans

Questions CA's Proposal to Change from an HOA to a Community Benefit Association

By OMCA Board Member Paul Verchinski

1. What was the "emergency" for CA that started this whole CBA push?
2. I am attaching 2 items of public record. Jaffe (and others) was the owner of this property and some 10-12 other properties. The CA lien was extinguished in Bankruptcy Court with loss of revenue to CA. Is this the proximate cause for CA and if so how much in lost CA revenues was the result of Jaffe's bankruptcy?
3. How much in uncollected CA assessments is CA currently carrying in receivables or in other line items in its financial statement?
4. How many years was Jaffe's and other assessments allowed to be uncollected?
5. What is the total lost revenue to CA of the bankruptcy and are there other bankruptcy filings that will impact CA revenues?

Manager's Report

Submitted by Sandy Cederbaum on March 7, 2019 for March 12, 2019

Event Update:

Elections – updated election materials for the 2019 OMCA elections. Packets available through March 15, nomination petitions due March 15th.

Facility Issues

Silo Replacement Stair Treds Silo – still awaiting material and installation

Silo Water leaking – We received a reply to Jonathan Edelson's email regarding status of silo work. Since that date CA installed a dehumidifier and fan in silo to draw out humidity and circulate air. The next step will be some water tests on the dome to see exactly where the water flows when it's wet – does it come directly in from unsealed dome areas and/or does it go down the sides and seep in through the walls. Dehumidifier seems to be pulling in a lot of water, we empty it often and water has not been dripping as it was.

New HVAC Units in the Loft – it appears that our budget testimony for the past few years may have been successful. CA is most likely scheduling the installation of two new HVAC units that service the Loft early in the next budget season FY20, rather than replacing all 4 in FY22. They have been taking measurements for the new units. I'll keep you posted.

Bookkeeping, payroll, daily facility and HR issues.

Security System upgrades: Ordered a new Video Intercom/monitor for the front door, ordered two personal wireless panic buttons.

Finalizing draft of FY2020 Budget for presentation to the Board on 3/26

Manager's Activities:

Attended CA meeting w/Boards/Managers on CA CBA

Attended meeting w/managers following the CA CBA meeting

Attended meeting w/county DPW and Engineers on road/traffic issues w/new Courthouse

Met w/potential board candidate and EMC Chair