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Oakland Mills Community Association

Village Board Meeting Minutes

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

Board Members: Jonathan Edelson, Chair ~ Lynn-Steven Engelke, Architectural Committee Chair
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Larry Pretlow II ~ Paul Verchinski
Bageshwar Verma ~ Virginia (Ginny) Thomas, Columbia Council Representative

March 10, 2020

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Larry Pretlow (arrived 7:11 p.m.); Paul Verchinski; Bageshwar Verma; Sandy Cederbaum, Village Manager (by phone); Amy Carpenter, Administrative Assistant

Absent:

Also present: see resident list

Quorum present: Yes

Opening of Meeting

- **Mr. McCormack** motioned to approve the February 25, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Verma** seconded, and the motion passed (4-0-2).
- **Ms. Engelke** motioned to approve the March 10, 2020 agenda (ATTACHMENT B). **Ms. Thomas** seconded. **Ms. Thomas** asked to amend the agenda to include additional items in her CCR report, and **Mr. McCormack** asked to amend the agenda to change the title of the Watershed Advisory Committee section. The Board agreed, and the amended agenda was approved (6-0-0).

Resident Remarks

Resident David Smith spoke about the Board's procedure regarding its February 11, 2020 vote to ask CA for funding for a consultant-led evaluation of Stevens Forest pool/surrounding area and Talbott Springs pool/surrounding area for a multigenerational gathering area. He expressed concern about the process, which he felt did not adequately involved resident input and notification. Due to time constraints, he asked that his written comments be included with the minutes (ATTACHMENT C).

Mr. McCormack spoke as a resident of Oakland Mills and read a letter requesting withdrawal of County Bill 13-2020 that he personally submitted (ATTACHMENT D).

Resident Jenny Flores spoke about plans for the Stevens Forest pool and surrounding area. She expressed concern that there was confusion because of the way the plan was announced, presented, and voted upon. She also stated that she felt that the area around the Stevens Forest pool was well utilized and did not need to be revitalized. She said she appreciated poisonous plant mitigation but that the money might be better spent on the Stevens Forest Neighborhood Center playground that had previously been used for the preschool but was not currently being utilized.

New Business

OMCA FY21 Draft Budget Discussion

Ms. Cederbaum referred to the FY20 OMCA budget and asked the Board for its opinion as to which items should change or remain the same for FY21. **Mr. Edelson** urged caution due to CA cuts to OMCA funds which could impact the village this coming fiscal year, as well as the closure of The Other Barn during September 2020 for facility renovations. A discussion ensued. **Ms. Cederbaum** said she would prepare the budget for Board review in the next week.

Columbia Association Watershed Advisory Committee Representative Discussion

Mr. Edelson stated that two residents—Phil Engelke and Bob Marietta—had expressed interest in filling OM’s representative position on the CA Watershed Advisory Committee (WAC). He also thanked **Ms. Cederbaum** for contacting CA Watershed Manager John McCoy to clarify certain points regarding the WAC.

Mr. Engelke was present at the meeting and asked to speak. He stated that he had spoken with Mr. Marietta and that they had come to an agreement regarding the WAC representative position. With Mr. Marietta’s permission, Mr. Engelke spoke for both himself and Mr. Marietta. Mr. Engelke said, on advice from Mr. McCoy, that he recommended that Mr. Marietta assume the WAC representative position with himself (Mr. Engelke) as the alternate. **Mr. Verchinski, Mr. McCormack, and Mr. Verma** expressed their appreciation of the way Mr. Engelke and Mr. Marietta had handled the situation.

Mr. Edelson said the issue would be brought back as Old Business at the March 24th OMCA Board meeting.

Old Business

Board Member Concern About Vote Taken at the February 11, 2020 Board Meeting

Ms. Engelke read a document expressing her concerns and recommendations regarding the February 11, 2020 vote about a request for funding a consultant-led process to evaluate Stevens Forest pool/surrounding area and TS pool/surrounding area for a multigenerational gathering area (ATTACHMENT E). She was also concerned that the way OMCA’s vote was presented to the CA Board at its meeting was not in keeping with the motion that the OMCA Board had approved. She recommended rescinding or reimagining the vote to be considered by the Board at a later time after CA had concluded its study of the neighborhood centers. At a board member’s request, a transcript of the ensuing discussion is included below.

Ms. Engelke: That would be my choice right now. I think we should just rescind it. We should tell CA we are going to wait for them. They are now finalizing a CA Columbia-wide neighborhood center policy. We wait until we get that. We have open meetings with everyone. We can actually be the ones facilitating it ourselves, get resident input such as we’ve had here tonight and then at a later date propose something that we can all agree on to CA. That’s my proposal. So, can I move that under old business now? And then people can say yea or nay?

Mr. Pretlow: ...have discussion before...

Mr. Edelson [to Ms. Engelke]: you had 3

Ms. Engelke: I know. I want to move the last one. My choice.

Ms. Thomas: Which is it?

Ms. Engelke: My choice is that we rescind the proposal, that we tell CA that we rescind the proposal, that we are reconsidering it, and that we will, in light of what we hear from them about the neighborhood center policy, we will come up with a new proposal that we will send to them after we vote on it.

Mr. Verchinski: In my opinion...

Ms. Thomas: Well, it hasn't been seconded.

Mr. Verchinski: I know. In my opinion this motion is out of order—

Mr. Pretlow: It is.

Mr. Verchinski: —because there was a motion duly seconded and voted on at the previous meeting. We don't redo our motions.

Ms. Engelke: It was originally done out of order under a board report.

Mr. Verchinski: Let me address that. Number one, the chair was here, the vice-chair was here. There was nothing at the time that said this was out of order. This is solely your view.

Mr. Pretlow: And it's insulting. We were here. We voted.

Mr. Edelson: Here's the problem I have right now, though. We set the motion forward, but that is not what was ultimately proposed at CA, so I do think that Oakland Mills needs to clarify to CA what Oakland Mills wants. With all respect to Ginny, because she's also on the CA Board, so she can introduce and discuss any business she wants, I think there is confusion now between Oakland Mills and CA about what the village board wants versus what Ginny as a CA board member was speaking about at that meeting. And I do think Oakland Mills needs to somehow clarify what it wants with the full CA Board.

Ms. Thomas: To clarify, at the beginning, there was no money. Then several board members, especially you guys, wanted some product in there that had some money from CA and also the staff person that would be working with you wasn't there at the time, so the idea was to hire an outside consultant—that's the 15 to 20 grand. That's no longer needed. The person has been hired, this is an actual person who took Jane Dembner's place, so we don't need the money. CA staff will more than willingly work—and actually it would be several staff that have competence in different areas—will work with the village board. I assume you might even have the Open Space Committee and people like David involved with that committee, to look at what is the process that would be designed by both the village board and CA staff and then presented in an open public meeting to the residents. They can look at what the idea is of how to go about looking at these areas in terms of potential enhancements. I have no idea what the enhancements would be—actually, I've been hearing from residents, so have other people been hearing, of what they would like. That's been understood that the money isn't needed. There's no money in the budget, the budget was approved February 27th, so you can't suddenly say we'll wait and we'll ask for money. There is no money in the budget, it wasn't needed is what happened because the staff is there, CA is willing to work with Oakland Mills if you want it. If you do not want them working with you on possible enhancements to some of our areas, fine, they've got other things to do. There are other CA reps that would grab that opportunity. So I don't see any big difference, this happens all the time. When Oakland Mills approves budget requests with CA, it changes. Sometimes they get everything they want, sometimes they don't get back, sometimes they get a little bit of a change. That happens all the time. This is simply a change based on—it's not needed. We don't need the money. We will get the staff, and they're willing to provide the staff. I don't think it's rocket science or complicated, frankly, guys. That's happened in the budget process. Nothing dishonest about it, nothing misleading. This is what you wanted. You didn't get what you wanted because it wasn't needed. Nobody's misleading you. Had these staff not been there, the staff person might have needed

money for a consultant, but you don't need it now. It's simply working together with the residents to come up with a process that everybody agrees to before it even starts, and if it started, it would start in the fall because you do not want to do something over the summer when people are on vacation. You want maximum input from residents, so they all know about it, you heavily advertise it, and they would be involved if they want to be. And if they have suggestions...I cannot believe, quite honestly, that the people that are currently using the—just the Stevens Forest as an example. I know they want enhancements. We've heard that from people. And also CA could present some ideas of what's going on in other areas, architectural drawings—and it may be some piece of equipment that kids would really get excited about—

Ms. Engelke: This is actually my fifteen minutes. I didn't want to talk about the proposal itself. I'm talking only about—

Ms. Thomas: Just to clarify, it's not an issue [garbled] budget—

Ms. Engelke: Except our thing is still sitting out there, Ginny. We still have a proposal that we didn't—CA tabled something that they thought Oakland Mills had agreed on that is not what Oakland Mills agreed on.

Ms. Thomas: It's just that the money is not—

Ms. Engelke: Well, what's wrong with straightening that at now? Why not clarify it and make it something where people all feel, in the light of many people—this is not my own call, thank you very much, this is not my own personal ax to grind. There are a lot of people who were pretty much gobsmacked that this suddenly was out there as a request that the Oakland Mills Board made to CA when they had no idea about it. We have a responsibility to our residents—we are not sitting up here like judge and jury—we have a responsibility to our residents to share with them our thinking, not individually in private meetings, but share with them in open discussions, open board meetings that have been advertised beforehand: hey residents, we're going to be talking about doing something to both of those—first of all, it was just one of them, and then it was both of them or one or the other—and we're going to talk to a few people about it, we're not going to talk to everyone about it and then we're going to vote and pass a motion. I think that is not being transparent, and I think that is not respecting our residents.

Mr. Pretlow: So would that also include sending other emails from other board members to the councilmember as if we're telling on board members who have other opinions

Ms. Engelke: I think you're getting off topic here, Larry.

Ms. Pretlow: I'm not off topic.

Ms. Engelke: You are way off topic.

Mr. Pretlow: You want to talk about judge and jury? You and your husband are being judge and jury.

Mr. Edelson [strikes gavel]: All right, we're done. We're moving on.

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

Mr. Edelson reviewed the issue. **Ms. Cederbaum** confirmed with HCPD that vehicles could park legally in bike lanes. She said that she had contacted County Councilman Opel Jones and Howard County Traffic and Engineering about the issue and asked that they work with the Board on possible “no parking” signs or other possible solutions. A discussion ensued.

Howard County Council Bill 13-2020

Mr. Edelson reviewed the issue. **Mr. McCormack** presented draft testimony that he planned to present to the County Council at its March 16, 2020 meeting opposing County Council Bill 13-2020 (CB13-2020) (ATTACHMENT F). **Ms. Thomas** moved to accept Mr. McCormack's draft CB13-2020 testimony, and **Mr. Verchinski** seconded.

Mr. Verchinski stated that the Howard County Citizens Association (HCCA), for which he served as a board member, had officially taken a position opposing the bill.

Mr. Edelson requested to revise the draft testimony with changes to the text and to ask resident Kay Wisniewski if she would want her name used in the testimony. The Board voted to approve the testimony with Mr. Edelson's proposed changes, conditional upon contacting Ms. Wisniewski (7-0-0).

The Board agreed that Mr. Edelson and Mr. McCormack could work together to reduce the oral testimony to highlights of the written testimony in order to fit it into the allowed time. **Mr. Edelson** agreed to present the testimony so that Mr. McCormack could avoid a conflict of interest with his position on the Howard County Master Housing Plan Task Force.

Volunteer of the Year

Mr. Edelson reviewed the list of nominees. After discussion, **Ms. Thomas** nominated the OMCA Safety and Security Committee, the Non-residential Architectural Advisory Committee, and the Resident Architectural Committee (current and recently "retired" members) as OMCA's 2019-20 Volunteers of the Year. **Ms. Engelke** seconded, and the motion passed (7-0-0). **Ms. Cederbaum** said she would contact the award recipients and arrange a date to hold a reception in their honor.

Board Chair Report

Mr. Edelson gave an update on the laundromat. He said Cedar Realty had received OMCA's letter of opposition and that Cedar had reached out to meet with him, but they had not been able to schedule a time to meet yet.

Mr. Edelson reported on Mr. Verma's previous email expressing concern about the coronavirus pandemic and what the OMCA Board procedure would be. The Board agreed that it would follow the County and CA's response to the pandemic regarding meetings and operations. **Mr. Edelson** said that elections would continue unless the state made legal exceptions to HOA law due to the emergency but that people could mail in their ballots to minimize exposure to the virus.

CCR Report

Ms. Thomas answered questions regarding the Downtown Partnership. Previously, the CA Board had voted to not allocate money in its budget for the Downtown Partnership in its budget but that at its last meeting, the CA Board had proposed to take money from various items in the budget, including maintenance of CA facilities in the villages, and allocate it to the Downtown Partnership. This proposal would reduce money for village CA facilities maintenance from \$350,000 to \$345,000. **Ms. Thomas** said she opposed the proposal because CA had no representation on the Downtown Partnership board, while the County, which contributed no funds to the Partnership, had two seats on its board.

Ms. Thomas reported that CA was working on issues with the Talbott Springs pool to make sure it was ready to open for the summer season.

Ms. Thomas reported that the CA Board had voted to commit \$2000 to studying the feasibility of installing ADA-compliant restrooms on the second floor of The Other Barn.

Ms. Thomas reported that CA had approved funding for the Orchard Green pathway and thanked Ms. Bryant for her work on the pathway. CA would be working with Ms. Cederbaum and OM's Open Space and Public Space Committees to study the feasibility of creating the path.

Ms. Thomas spoke about the easement in perpetuity that CA had given Inner Arbor. She said that it was essential that CA gain back control of the 51 acres around Symphony Woods so the residents could have a say in how it would be used.

Village Manager Report

Ms. Cederbaum referred to her printed manager's report (ATTACHMENT G).

Committee Reports

Architecture Committee

Ms. Engelke reported that at the last RAC meeting, the RAC members said there was some confusion about what constituted an acceptable application for exterior applications. Many applications were incomplete or did not present information in an acceptable format. OM Covenant Advisor Carrie Wenzholz was asking for the Board's support to add or reinforce wording on the application for exterior applications so that she could ask residents to present acceptable materials. A discussion ensued. **Ms. Cederbaum** and **Ms. Engelke** agreed that they would continue discussing the issue with Ms. Wenzholz.

Bulletin Board

Mr. Verchinski reported that the Maryland Aviation Administration would be having a presentation on its Midfield Environmental Assessment. He said Amazon would be receiving its own cargo area at BWI for its planes and that 93 tractor trailer spots would be added as well, increasing traffic to BWI. This would increase airplane noise during early morning/night hours.

Mr. McCormack asked anyone who had questions regarding housing issues and CB13-2020 to contact him.

Ms. Engelke thanked Mr. McCormack for the work he put into educating the Board on CB13-2020.

Ms. Bryant told the Board that she and a friend would be hosting a program at The Other Barn on living a zero-waste lifestyle.

Mr. Verma spoke about another accident that had occurred in the Stevens Forest Road roundabout. Ms. Cederbaum, Mr. Edelson, and Mr. McCormack had received some accident number data and continued to be in contact with HC Traffic and Engineering about the roundabout.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:01 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

February 25, 2020

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:03 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

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

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

Quorum present: Yes

Opening of Meeting

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

Resident Remarks

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

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

New Business

Board Member Concern About Vote Taken at the February 11th, 2020 OMCA Board Meeting

Ms. Engelke referenced a letter she sent to the Board regarding a vote taken at the February 11th, 2020 Board meeting and expressing concern about compliance with Board Standards policy and the Maryland HOA Open Meetings Act. She then read a prepared statement (ATTACHMENT C). She suggested that the subject of the vote be reintroduced as New Business and included on the agenda along with a link to all relevant documents. Further, she suggested reviewing the issue at the following Board meeting under old business. She also asked that the CA Board of Directors be notified that the vote and action being recommended was being reconsidered and possibly changed or rescinded before being resubmitted. She also asked that her concerns be added as old business to the March 10th, 2020 OMCA Board meeting agenda.

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

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

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

Parking on Stevens Forest Road

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

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

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

Howard County Proposed Council Bill 13-2020

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

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

Councilwoman Christiana Rigby introduced herself and presented the purposes of the bill, one of which was to enable the Housing Commission an opportunity to purchase favorable properties. Ms. Rigby said that the bill could be amended according to the task force's recommendations. She also said there was urgency concerning

the bill because a rental property was up for sale in Ellicott City that, if purchased and resold, could drive rent up in the area and reduce housing availability for low/moderate income families.

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

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

Volunteer(s) of the Year

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

Old Business

County Executive Calving Ball's Second Citizens Budget Hearing

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

Columbia Transitway

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

Board Chair Report

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

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

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

Village Manager Report

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

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

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

Committee Reports

Architecture Committee

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

NRAC Proposal

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

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

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

Bulletin Board

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

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

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

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**Oakland Mills Community Association
Village Board**

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

Board Members: Jonathan Edelson, Chair; Bill McCormack Jr., Vice-Chair

Lynn-Steven Engelke, Architecture Committee Chair;

Rebecca Bryant, Larry Pretlow II, Paul Verchinski, Bageshwar Verma

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, March 10, 2020**

- 7:00 p.m.** **Opening of meeting**
Approve Minutes from Feb. 25, 2020 Board Meeting
Approve Agenda for March 10, 2020 Board Meeting
- 7:05 p.m.** **Resident Remarks** (10 min)
- 7:15 p.m.** **NEW BUSINESS** (15 min)
- OMCA FY21 DRAFT Budget Discussion**, Board (10 min)
- Resident request to be considered to represent Oakland Mills on the
Columbia Association Watershed Advisory Committee** (5 min)
- 7:30 p.m.** **OLD BUSINESS** (35 min)
- Board Member Concern** about the vote taken at the 11 February 2020 Board Meeting regarding Board Standards Policy compliance and the Maryland HOA Open Meetings Act.
The vote under question is the approved motion "to ask CA for an additional up to \$15,000 to \$20,000 in the CA budget, with no adverse effect on Oakland Mills' current budget requests, for a consultant-led process with a specified starting point of Oakland Mills Board involvement to explore a multi-generational gathering area in either the Talbott Springs pool and surrounding area or the Stevens Forest pool and surrounding area." (15 min)
- Parking on Stevens Forest Road** between Basket Ring Road and Whiteacre, Board Discussion (10)
- Howard County proposed Council Bill 13-2020**, Discussion on the proposed bill which would provide the Dept. of Housing and Community Development and the HC Housing Commission with the first right to purchase rental housing at its final point of sale. To read the legislation [CLICK HERE](#). (10 min)
- Volunteer(s) of the Year**, Board Discussion (5 min)
- 8:10 p.m.** **Board Chair Report**, Jonathan Edelson (10 min)

8:20 p.m. **Columbia Council Rep. Report**, Virginia (Ginny) Thomas (15 min)
Vice-Chair of the Columbia Association Board of Directors
On Feb 27, I submitted an updated proposal to the CA Board asking them to consider requesting staff to assist the OMVB to facilitate community engagement regarding possible enhancements, however small, to the Stevens Forest and Talbott Springs Neighborhood Center areas. There is no budget item attached to this request.

Some of the possibilities, I have heard from residents are fixing storm water drainage behind residential properties, ceding ownership of the HRD commercial property to CA, pond beautification, and other possible improvements.

As I explained to the CA Board this process, if it moves ahead, would not start until the Fall as we would want maximum community participation.

If the community decides that they want some enhancements that would have to go to the CA Board in the appropriate budget cycle.

8:35 p.m. **Village Manager Report**, Sandy Cederbaum (5 min)

8:40 p.m. **Committee Reports**
Architecture, Lynn Engelke, Chair (5 min)

8:45 p.m. **Board Bulletin Board** (5 min)

8:50 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 10, 7pm, OMCA Board Meeting

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

Presented by Howard County Fire & Rescue

March 20, 10 a.m., Lively Arts for Little Ones presents Mr. Gabe and the Circle Time All Stars

March 21, 9 a.m. Columbia Cleans, Oakland Mills spring clean up

March 24, 6-7 p.m., OMCA Education Committee

March 24, 7 p.m., OMCA Board Meeting

March 29, 5 – 7:30 p.m. Jazz in the Mills presents Alison Crockett

March 10, 2020

My name is David Smith, I live on Commitment Court, two houses from the Stevens Forest Pool.

Thank you for the opportunity to speak at two meetings in a row. Two weeks ago I spoke to you as a homeowner, neighbor, and father and grandfather of Oakland Mills residents. At that time I expressed my feelings about the project that's described in Ms. Thomas' January 24th memo to the CA Board and the related February 11th motion.

Today, while I'm still a homeowner, neighbor, and father and grandfather, I want to speak briefly as a retired consultant with a fair bit of experience in needs analysis, project design and project initiation. And while I'll mention the memo and motion, I intend to avoid discussing its content and instead use them as a case study to very briefly comment on process.

The reason I'd like to discuss process is that my experience has been that Project Initiation – that's a buzz-word for “how a need gets defined and a project designed to meet that need” – that the Project Initiation process is critical to the odds for success. And a big component of initiation is how and when the various players get involved. In short, there may have been some “top-down” projects that have both met their goals and not weakened the involved teams, but I don't remember any.

I'm sure that we've all noticed the excitement that followed the February 11th Board Meeting, and I imagine that most of you would agree that it hasn't been the sort of excitement that we'd prefer to have. My notion is that the unwelcome excitement was the result of an unwelcome surprise. I mentioned that to one Board member before the previous meeting, and was told that there should have been no surprise, that the proposal had been discussed repeatedly in past months.

Because it's been well over a year since I attended a Board Meeting, I said nothing at the time. After the meeting, I decided to review all of the Agendas and Meeting Minutes for the past year, and while I did see references to neighborhood centers, the last being at the July 23, 2019 Board Meeting, I couldn't find any mention of anything resembling the project described in the memo. I also had a chance to review the transcript of the February 11th Board Meeting, and I noted that there was a concern raised then that this was a new issue. So, I'm inclined to think that the surprised reaction wasn't inappropriate.

I know that last sentence or two might sound a little less like a project planning consultant and a little more like a prosecuting attorney, and I really don't want that. I know that everyone involved is a volunteer who works hard and long for the benefit of Oakland Mills – all of Oakland Mills – and I don't question anyone's motives.

All the same, I'd like to be so bold as to suggest that the undesirable surprise could have been avoided.

I mentioned that I'm a father and a grandfather, and one thing that goes with that territory is that we get used to seeing that look that says, "Uh, duh!" when we try to pass on some gem of wisdom. My eldest just turned 52, so I'm somewhat inured to it and willing to risk saying the obvious. I'm going to continue for another minute or so and make a suggestion – very likely one that isn't new to you – and then I'll sit down. I promise.

In reading the February transcript and in the discussion during the last meeting, there seems to have been some expectation of a process where a proposal is entered into the published Agenda as New Business, is discussed during the Board Meeting and then appears in the Minutes. It is then entered into the next Board Meeting's published Agenda as Old Business and discussed before it will be subject to a motion and a vote.

I'm willing to go on record as saying that it sounds like an excellent process. It won't guarantee that all stakeholders become aware from the start, but it will go a long way toward avoiding unwelcome surprises. Of course, at every Board Meeting there will be motions and votes to approve regular Board business, approving Minutes and Committee Reports for example, that will have to be outside that step-by-step process – that won't surprise anyone.

And there will, occasionally, be exceptions – business that for one reason or another, has to be dealt with more quickly. In those exceptional situations, all that can be done is to then take exceptional steps to notify the community what was done outside the normal process, and why it was necessary. Still no surprises.

So, a process that that doesn't tie the Board's hands in the rare exceptional case, but will insure that the Oakland Mills community is always aware of what's happening with an opportunity to become involved. Sounds like a win-win to me.

I hope that I've been somewhat clear. I hope that I've been somewhat persuasive. Or even better, I hope that this has been an "Uh, duh" situation, something obvious to everyone. At any rate, I promised that I'd finish and sit down, so I will.

Withdraw CB13-2020

My official personal position as Co-Chair of the Housing Opportunities Master Plan Task Force is to withdraw CB13-2020, the Affordable Housing Retention Act, and let the Task Force create the Master Plan.

County Executive, Dr. Calvin Ball, created the Housing Opportunities Master Plan Task Force. The County Council approved the budget with \$400,000 for the Task Force consultant.

Goals of the Housing Opportunities Master Plan

- Inclusiveness, equity, openness, transparency and accountability
- Assessment of housing programs/policies in all departments/agencies of Howard County Government to improve efficiency and effectiveness
- Providing metrics, timelines to measure progress toward achieving goals
- Identifying ways to create and preserve housing opportunities for residents of all incomes

The Task Force held its first work session in early February and plans call for completion of the Master Plan Final Report to the County in early December, 2020.

The Task Force of about 30 members, who have expertise in a broad spectrum of backgrounds, will spend this year analyzing and studying current policies and practices and recommending changes to better position the county to offer housing opportunities for all incomes throughout the county.

Let the Task Force do its job, and withdraw CB13-2020.

Bill McCormack Jr.

9569 Patchin Court

Columbia 21045

Day and Night 410-997-9337

**Oakland Mills Board of Directors Meeting: 10 March 2020
Submitted by Lynn-Steven Engelke**

OLD BUSINESS: Board member concern about vote taken at the Feb. 11, 2020 Board Meeting regarding Board Standards Policy compliance and the Maryland HOA Open Meetings Act.

On 11 February 2020, the Oakland Mills Board approved with a 5 to 1 vote a motion "to ask CA for an additional up to \$15,000 to \$20,000 in the CA Budget, with no adverse effect on Oakland Mills' current budget request, for a consultant-led process with a specified starting point of Oakland Mills Board involvement to explore a multi-generational gathering area in either the Talbott Springs pool and surrounding area or the Stevens Forest pool and surrounding area."

The following day, I sent a procedural complaint to the Oakland Mills Board and followed it with a statement made under New Business at our last Board meeting (25 February 2020).

My continued concern focuses on the irregularity of the vote. Our standard Board procedure stipulates that votes be taken only on Old Business items, to give ample time for Board members and residents to review, reflect, discuss, and offer input.

In this case, the proposal was introduced and the vote immediately taken during the CA Representative report. This section of the meeting was described in the published agenda only as a discussion, with no attachment or information to alert residents as to the reach or possible impact of the proposal. Then, during the discussion, even this description ("discussion of a proposal for a process to determine if the Stevens Forest pool/School/open space area can be re-invented") was substantively changed prior to the vote, to expand its scope and to insert a funding request.

This was the proposal that the OM Board passed, 5-1, and sent to CA on 13 February 2020. And a version of this proposal was put forward for discussion at the last CA Board meeting (27 February 2020) -- a version, but not the proposal we passed.

At the beginning of the meeting, it was announced that our proposal had been revised to eliminate the funding request. This verbal revision, cancelling the key component of the OM proposal, was made without the knowledge or approval of the O Board. Later in the meeting, there was yet another verbal revision, again without OM knowledge or approval -- changing the second key component -- for a consultant-led process -- to a request for help from CA staff. And finally, at the end of the meeting, the specified goal of "a multi-generational gathering place," became "possible enhancements."

The CA Board asked several times about OM support for this proposal, in all its varied forms, and was repeatedly assured that the OM Board was behind it, 5-1.

But not only was the vote on the original proposal highly irregular, none of the subsequent verbal revisions were discussed or approved by the OM Board. So the original proposal still stands. And whatever CA Board thought they were dealing with when they voted to table the OM request to consider it at a later time only further confuses the issue.

Therefore, to correct procedural irregularities, achieve clarity with the CA Board, and adhere to our responsibilities to be inclusive and transparent with the residents who elected us, I move that we take one of the following three actions:

1. **Move that the 11 February 2020 proposal to stand in its original form.** We then reintroduce it for public discussion, take a vote, and notify the CA Board of this action.
2. **Move that the 11 February 2020 proposal be revised or amended.** We then include this revision as Old Business in the published agenda for the next OM Board meeting, with a link to relevant documents. Following discussion, a vote will be taken and the revised/amended proposal submitted to the CA Board of Directors.
3. **Move that the 11 February 2020 proposal be rescinded or "reimagined"** to be considered by OMCA Board at a later time. We then vote to do so and notify the CA Board of Directors of this action. (Ideally, our reconsideration should take place after and in light of the Neighborhood Center Policy for Columbia as a whole, which is currently being finalized by the CA Board.)

Short form:

1. Keep original proposal and vote on it.
 2. Revise or amend original proposal and reintroduce at next meeting.
 3. Rescind original proposal to be reconsidered by the OMCA Board at a later date.
-

CB13-2020 Testimony

DRAFT

Issues and Concerns

Master Plan versus Piece Meal

Please withdraw CB13-2020, the Affordable Housing Retention Act. The Housing Opportunities Master Plan Task Force will make a comprehensive study of housing opportunities for all incomes in the county. The County Executive and County Council approved \$400,000 in the budget for an expert consultant to work with the Task Force. The Task Force of about 30 members, who have expertise in a broad spectrum of backgrounds, will spend this year analyzing and studying current policies and practices and recommending changes to better position the county to offer housing opportunities for residents of all incomes throughout the county.

The Master Plan is a comprehensive approach. An individual bill is a piece meal approach. Each individual housing bill undermines the Task Force. The Task Force will consider this bill's intent and many other strategies during the Master Plan process.

Moratorium

A moratorium on housing bills is needed. When the county zoning board rewrites the zoning regulations there is a moratorium on hearing zoning cases. That same process should be utilized concerning housing bills while the Task Force creates the Master Plan.

Unintended Consequences

The bill may put restrictions on the sale of housing for those earning under the Area Median Income with unintended consequences. If the Housing Commission wanted to sell one of its 13 complexes on the east side of Rt. 29 and use the profits to create housing opportunities for those under the AMI on the west side of Rt. 29, the Commission may not be able to get top dollar. Per our understanding of the bill's proposed process, a buyer of a Housing Commission property would have to maintain 20% of the units as affordable if the deal closed right away. If the deal was delayed 90 days, then the 20% requirement would not apply and all units could be market rate. The waiting process may deter bidding.

The bill may help to perpetuate the imbalance of Free and Reduced Meal students throughout our school system. To a large extent the FARM numbers are a reflection of the housing available in a school district. To provide equity and equal opportunity, housing policies need to be flexible. To move from the current system where some schools have less than 10% FARM and some schools over 50% FARM toward a future system where most schools are closer to the county average of 22% will require a comprehensive Master Plan. As currently written there are no references to the FARM rates in the schools in the bill. Any bill on housing for residents of all incomes must be evaluated on its effect on the FARM percentages in each and every school.

There is a restriction in the bill concerning Census Tract Block Group poverty rates at 10%. A rate of 5% is needed. Some Oakland Mills CTBG's have been near 10% in an area where school FARM percentages are the highest in the county.

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Bidding Process

Per the press release, “Currently, the Department of Housing and Community Development and the Howard County Housing Commission may competitively bid for rental housing that is on the market in Howard County. However, with limited resources and requirements to maintain or reduce rents, the Housing Commission is often out-bid by private companies, and previously affordable housing units have their rents increased, thus displacing residents and reducing the county's affordable housing stock.”

Per our understanding of the bill after the bidding is over on a proposed sale, and the seller has a bona fide offer from a buyer, then the HC with right of first refusal can buy the complex for the price in the bona fide offer. This process doesn't ring true with the statement in the press release. In a competitive bidding process, if the Housing Commission has been outbid, it doesn't have the money to buy at the bona fide offer level.

In Perpetuity

Section 13.1405 of the bill states that 20% of the units must remain affordable “In perpetuity.” Our understanding of the legal term “In perpetuity” means forever. At an Oakland Mills Village Board meeting the bill's sponsor said that in this bill “In perpetuity” only means as long as the Housing Commission owns the property. Our understanding is that any property owned by the Housing Commission must be at least 20% affordable so “In perpetuity” is not necessary. “In perpetuity” is not flexible.

Build New versus Buy Old

The Housing Commission may do better building new instead of buying old.

Verona story.

October, 2013 the Housing Commission purchased Verona Apartments for \$39.5M.

November, 2013 over 350 Oakland Mills residents met in the Loft to hear the Housing Commission's plan to make 20% of the units affordable immediately and in 10 years refinance and create 300 market rate units and 200 affordable units. The vast majority of the residents were against the purchase. At that time Talbott Springs Elementary and Stevens Forest Elementary and Oakland Mills Middle and High Schools were all well above the county average for FARM students.

A Vice President for Development at a development company that had been in business for decades in the county and that had done recent projects in Howard County was consulted. He was told that the Housing Commission paid \$39.5M in 2013 for Verona, 251 apartments over 40 years old in an area that already had too much low and moderate income housing.

He was told that old Clarksville Middle School was sold to a developer in 2012, and that closing was in 2014 for \$3.5M.

He was asked, “What could the Housing Commission have done with \$39.5 had it purchased old Clarksville Middle School?”

Answer: 263 brand new apartments.

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Compare 251 over 40 year old apartments in an area that already had too much low and moderate housing versus 263 brand new apartments in an area that had little or no low and moderate income housing.

Economically which is the better choice? Ethically which is the better choice?

Verona Expense Story

In 2019 the Housing Commission was notified by one of the OMCA Covenant Advisors that several dead trees at the Verona Apartments were a violation and needed to be taken down. The Housing Commission responded that they didn't have the money to take the trees down in a timely manner. An extended time frame was negotiated.

Grand Pointe story.

In 2016 Grand Pointe, now Columbia Pointe, was for sale. The Housing Commission Executive Director at that time, Tom Carbo, approached the Co-Chairs of the Oakland Mills Village Board, Ginny Thomas and Bill McCormack, about purchasing Grand Pointe. The Co-Chairs stated that it was against the Oakland Mills Village Center Community Plan.

A meeting was held with then County Executive, Allan Kittleman, his Chief-of-Staff, Diane Wilson, Tom Carbo, Ginny Thomas, Bill McCormack and Kay Wisniewski, OM Board member and editor of the VCCP. The OM representatives stated that the proposed purchase was against the OM VCCP.

Tom Carbo stated that he would not bring the proposed purchase to the Housing Commission Board of Directors.

Morgan Properties purchased Grand Pointe for \$47.5M in 2016. Within one week of the purchase they informed the Oakland Mills Covenant Advisor that they planned to invest \$11M over the next 12-18 months to replace all windows and doors, which were the original single pane, and the roof, which they determined was probably the original over 40 years old.

Conclusion

Might the Housing Commission be better off building new in areas with little or no low and moderate income housing rather than buying old in areas that have concentrations of low and moderate income housing?

Manager's Report

Submitted by Sandy Cederbaum for March 10, 2020 OMCA Board Meeting

SAVE THE DATES:

Friday, March 27th: Annual Volunteer Dinner

OM Volunteers and a guest will receive invitations in Mid-Feb. for this annual event. Please save the date! Please rsvp by **March 20**.

Volunteer(s) of the Year Nominations: Two nominations have been submitted. If board members want to submit names please send nomination to Sandy **by Monday, March 9th**.

Community and village issues:

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

Received correspondence about the roundabout and speed studies. Shared with Bill/Jonathan, and officer Lopez. Shared the most recent accident news. We have Not come to a final resolution regarding whether the county will make any modifications.

- Day care tenant at Talbott Springs is working out well.
- Election Packets available, nomination petitions due by Fri. March 13 at noon.
- Farmers Market – awaiting final agreement for Farmers to enter into w/Cedar.
- Jonathan and I continue to discuss parking situation and resolution efforts on SF Road between Basket Ring and Whiteacre.

CPL Lopez has been helpful, and Opel Jones office and Traffic Engineering are also now involved.

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

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

Coronavirus possible closure issues – working with staff and giving staff assignments if we need to have an emergency closure due to the Coronavirus. All key staff have laptop office computers which enables us to work from home. The unavoidable concern, if there are emergency closures will be to cancel events. Preparing in advance but taking this one day in advance as we are entering a very uncertain time.