



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

**May 12, 2020**

**Link to YouTube recording of the May 12, 2020 OMCA Board Meeting:** <https://youtu.be/ea7pkxoSooM>

### **OMCA Regular Board Meeting**

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

**Ms. Cederbaum** 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 (arrived at 7:06 p.m.); Larry Pretlow; Paul Verchinski (arrived at 7:50 p.m.); Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

**Quorum Present:** Yes.

**Also present:** list not available, multiple residents joined the Zoom meeting; Michael Harris, Special Assistant to Howard County Councilman Opel Jones; Election Monitor Committee Co-Chairs Bob Bartolo and Bob Berlett.

**Ms. Cederbaum called for nominations for the election of a new Board Chair.**

**Mr. McCormack** nominated Mr. Edelson as the 2020-21 OMCA Board Chair. **Ms. Engelke** seconded, and Mr. Edelson's nomination was approved (4-0-0).

**Mr. Edelson** assumed leadership of the meeting.

**Ms. Edelson** nominated Mr. McCormack as the 2020-21 OMCA Board Vice-chair. **Mr. Verma** seconded, and Mr. McCormack's nomination was approved (6-0-0).

**Mr. Edelson resumed the regular order of business.**

- **Mr. Verma** motioned to approve the May 12, 2020 OMCA Board meeting agenda (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (6-0-0).
- **Mr. McCormack** motioned to approve the April 28, 2020 meeting minutes (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (5-0-1).

### **Board Action Items**

#### *Call for Nominations for Architectural Committee*

- **Mr. Verma** nominated Ms. Engelke as Architectural Committee Chair. **Mr. Edelson** seconded, and the

nomination was approved (6-0-0).

- **Mr. McCormack** nominated himself, Mr. Edelson, Mr. Verchinski, Mr. Pretlow, Ms. Engelke, Ms. Bryant, and Mr. Verma to the Oakland Mills Architectural Committee board. **Ms. Engelke** seconded, and the nomination was approved (6-0-0).
- **Mr. Edelson** called for the names of four Board members to be sent to Columbia Association for CA's approval to sit on the OMCA Architectural Committee as CA's appointed members. **Mr. McCormack** seconded, and the Board voted to send Mr. Edelson, Mr. Verma, Mr. McCormack, and Ms. Engelke's names to CA (6-0-0).
- **Mr. Edelson** motioned to appoint Michael Vaughn, Kay Wisniewski, David Smith, and Robert (Jerome) Rollerson as Residential Architecture Committee (RAC) members. **Mr. McCormack** seconded, and the motion passed (6-0-0).
- **Mr. Edelson** motioned to appoint Jervis Dorton, Phil Engelke, David Smith, and Valerie Smith as Non-residential Architectural Advisory Committee (NRAAC) members. **Mr. Verma** seconded, and the motion passed (6-0-0).

### ***Village Manager Appointment***

**Mr. Edelson** motioned to appoint Ms. Cederbaum to continue as village manager of Oakland Mills. **Ms. Engelke** seconded, and the motion passed (6-0-0).

### ***Committee Chairs and Liaisons Appointments***

- **Mr. Edelson** nominated Mr. Verchinski as OMCA's BWI Roundtable Liaison, contingent upon Mr. Verchinski's acceptance. **Mr. McCormack** seconded, and the nomination was accepted (6-0-0).
- **Mr. McCormack** motioned for the continuation of the OMCA Education Committee with Mr. Edelson as its Chair. **Ms. Engelke** seconded, and the motioned passed (6-0-0).
- **Ms. Engelke** motioned for the continuation of the OMCA Housing Committee with Mr. McCormack as its Chair. **Mr. Edelson** seconded, and the motion passed (6-0-0).
- The board discussed the chairmanship, tasks, and purposes of the OMCA Safety and Security Committee. The board decided to list the committee's chairmanship position as vacant and to solicit interest in the position.
- **Mr. McCormack** motioned for the continuation of the OMCA Public Space Advisory Committee with Ms. Bryant as its Chair. **Mr. Edelson** seconded, and the motion passed (6-0-0).
- **Ms. Engelke** motioned for the continuation of the OMCA Open Space Advisory Committee with Mr. McCormack and Gerry Witte as Co-chairs. **Mr. Edelson** seconded, and the motion passed (6-0-0).

### ***CA Advisory Committee Representative Appointments***

- **Mr. Edelson** nominated Mr. Verchinski to serve as OMCA's CA Senior Advisory Committee representative, contingent upon Mr. Verchinski's acceptance. **Mr. Verma** seconded, and the nomination was approved (6-0-0).
- **Mr. Edelson** nominated Jim Alvey to serve as OMCA's CA Tennis Advisory Committee representative. **Mr. McCormack** seconded, and the nomination was approved (6-0-0).
- **Mr. Edelson** motioned to carry over the Board's April 28th decision to send for consideration to CA the names of Bob Marietta as OMCA's CA Watershed Advisory Committee representative with Phil Engelke as alternate. **Mr. McCormack** seconded, and the motion passed (6-0-0).

### **Old Business**

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

Mr. Michael Harris, Special Assistant to Howard County Councilman Opel Jones, reported that Howard County Traffic Engineering Chief Jennifer Biddle said that "no parking" signs would be installed in the White Acre/Stevens Forest Road area in the next 30-45 days, dependent on conditions during Covid-19.

## **Board Chair Report**

**Mr. Edelson** reported that mowing of the White Acre Road streetscape center island had not begun. **Ms. Cederbaum** said the streetscape was not on a maintenance schedule because the project had not been handed over yet.

**Mr. Edelson** thanked the Board and community for entrusting him with the Board chair position again.

## **CCR Report**

**Ms. Thomas** reported on the condition of CA's budget during Covid-19 and cuts that were made. She said that the CA board would meet again at the end of May to discuss the budget. She also reported that CA golf courses and outdoor tennis courts would open the next day due to Governor Hogan's relaxation of some of the Covid-19 lockdown restrictions.

**Mr. Verchinski** entered the meeting, and **Mr. Edelson** asked if he would accept the nominations to serve as OMCA's BWI Roundtable liaison and CA Senior Advisory representative. **Mr. Verchinski** accepted.

## **Village Manager Report**

**Ms. Cederbaum** reported that covenant advisors would be inspecting Board members' homes for compliance. She also reported on the PPP grant/loan that was originally awarded to OMCA and then rescinded due to government rules about the ineligibility of 501c4 non-profit organizations. She reported on lost revenue due to village facilities' closures. She said that CA would be amending the CA/Village Management Contract.

**Ms. Thomas** thanked Ms. Cederbaum for her work on the PPP grant/loan.

## **Committee Reports**

### ***Oakland Mills Election Monitor Committee (EMC) Report & Validation of OMCA 2019 Election Results***

OM EMC Co-chairs Bob Berlett and Bob Bartolo reported on the 2020 OMCA elections. **Mr. McCormack** motioned to accept the results of the 2020 OMCA elections. **Ms. Engelke** seconded, and the motion passed (6-0-0).

### ***Architecture Committee***

**Ms. Engelke** gave an update on the covenants process during Covid-19.

### ***Safety and Security Committee***

Refer to report (ATTACHMENT C). Judy and Steve Gottsagen submitted their resignation from the chairmanship of the Safety and Security Committee. The board thanked them for their dedicated service to the community and for their crime reports and many safety and security related programs they organized.

## **Bulletin Board**

**Mr. Verma** asked for a comparison of the number of votes during last year's and this year's OMCA elections.

**Ms. Engelke** spoke about the passing of Elinda Dennis, who served on the OMCA RAC for over 30 years. She said that Ms. Dennis's daughters and Elinda's neighbors and Oakland Mills friends would be installing a bench and plaque in the Encounter Row cul de sac island as a memorial and that if anyone would like to contribute to contact Ms. Engelke. It was anticipated that the memorial service would be held in the fall.

**Ms. Bryant** said that Columbia Community Cares had been helping many OM residents during Covid-19 and that it would be a good organization to donate to.

**Mr. Verchinski** said that he had again contacted Oakland Mills apartment complexes and HOAs about a BGE rebate for electric vehicle charger installation.

**Ms. Cederbaum** discussed opportunities to donate and help during Covid-19. **Mr. Edelson** said he could also give information about how to donate. He also reported that permission has been given for an organization to make deliveries to families in need of free meals from the schools. He said that anyone who wanted to help could contact him for more information.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:33 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



**oakland mills**  
we value connections

**Oakland Mills Community Association  
Village Board**

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

**Board Members:** Rebecca Bryant, Jonathan Edelson, Lynn Engelke,  
Bill McCormack Jr., Larry Pretlow II, Bageshwar Verma, Paul Verchinski  
**Columbia Council Representative:** Virginia (Ginny) Thomas

**Join the Meeting by ZOOM**

**Oakland Mills Community Association is inviting you to a scheduled Zoom meeting.**

Topic: Oakland Mills Board of Directors\_May 12, 2020\_7 p.m.  
Time: May 12, 2020 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82846977540?pwd=M0h2RmtxTmx2bzZBTHlaY1VpQTFRQT09>

**Meeting ID: 828 4697 7540**

**Password: 173595**

**One tap mobile**

+13017158592, 82846977540#,,1#,173595# US (Germantown)

**Dial by your location**

+1 301 715 8592 US (Germantown)

Meeting ID: 828 4697 7540

Password: 173595

Find your local number: <https://us02web.zoom.us/j/82846977540?pwd=M0h2RmtxTmx2bzZBTHlaY1VpQTFRQT09>

**Board Meeting  
Meeting Agenda  
May 12, 2020**

**7:00 p.m. Opening of meeting by Sandy Cederbaum, Village Manager**

**Village Manager calls for election of new Board Officers:  
Board Chair Nominations, Discussion, and Vote  
Board Vice-Chair Nominations, Discussion, and Vote**

**7:10 p.m. Resume regular order of business**  
Approve the agenda for tonight's meeting  
Approve **April 28, 2020** minutes

**7:15 p.m. Resident Remarks (10 min)**

7:25 p.m.

**ADMINISTRATIVE BUSINESS (10 min)**

**Board Action Items**

**Architecture Committee Chair Nominations & Vote**

**Appoint members to Architecture Committee**--*Usually all Board members are appointed to this committee; all must seek a letter of compliance*

**Appoint four (4) OMCA Board members**--*to be sent to Columbia Association for CA's approval to sit on OMCA AC as Columbia Association's appointed members.*

**Appoint 2020\_2021 Resident Architecture Committee (RAC)**--*as recommended by the Covenant Advisor for Applications*

Current RAC members: Michael Vaughn (Chair),

Kay Wisniewski, David Smith, Robert (Jerome) Rollerson

**Appoint 2020\_2021 Non-Resident Architecture Advisory Committee (NRAAC)** – *as recommend by the Covenant Advisor for Applications*

Current NRAAC members: Jervis Dorton, Phil Engelke, Dave Smith, Valerie Smith

**Appoint Village Manager—Per OMCA By-Laws, Article VI, Officers, Sec. 4.02**

**Section 4.02. Manager.** The Board of Directors shall in each year elect one person (who need not be a member of the Association) to serve as the Manager of the Association. The Manager of the Association shall, ex officio, be the Secretary and the Treasurer of the Association. The Manager shall provide liaison between CPRA and the Association and shall generally advise the Association in the conduct and operation of its affairs. In the absence of the Chairman of the Board, the Manager shall preside at all meetings of the members and of the Board of Directors at which he shall be present; he shall have generally charge and supervision of the business of the Association; he may sign and execute, bonds, contracts or other instruments, except in cases in which the signing and execution thereof shall have been expressly delegated to some other officer or agent of the Association; and, in general, he shall perform all duties incident to the office of a City Manager with regard to the Village of Oakland Mills, and such other duties as, from time to time, may be assigned to him by the Board of Directors.

**Appoint Chairs, Liaisons and Representatives to current OMCA Standing Committees:**

**BWI Roundtable Liaison**

**Education Chair**

**Housing Chair**

**Safety & Security Committee Liaison and Chair(s)**

**Public Space Advisory Committee Chair**

**Open Space Advisory Committee Chair(s)**

**Appointment of CA Advisory Committee Representatives:**

**Senior Advisory Committee**, current rep. Paul Verchinski

**Tennis Advisory Committee**, current rep. Jim Alvey

**Watershed Advisory Committee** – Bob Marietta, alternate Phil Engelke

7:50 p.m.

**Board Chair Report (10 min)**

8:00 p.m.

**Columbia Council Rep. Report, Virginia (Ginny) Thomas (10min)**

Update on the CA Budget, pools, mowing issues, etc.

8:10 p.m.

**Manager's Report, Sandy Cederbaum (5 min)**

Electronic Board documents to sign, scan, return to manager by email or USPS

OMCA Operations Report, Financial Updates

**8:15 p.m. Committee Reports (10 min)**

**Election Monitor Committee**, Bob Bartolo and Bob Berlett, Co-Chairs  
Report from the Oakland Mills Election Monitor Committee (EMC) and Validation of  
OMCA 2020 Election Results (5 min)

**Architecture Committee (5 min)**

**8:25 p.m. Board Bulletin Board**

**8:30 p.m. Adjourn**

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

**All events are held at The Other Barn unless otherwise noted**

Currently and until further notice there are no scheduled events other than  
Virtual OMCA Board Meeting held the 2<sup>nd</sup> and 4<sup>th</sup> Tues/month



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

**April 28, 2020**

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

## **OMCA Regular Board Meeting**

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

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

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

**Absent:** Bageshwar Verma

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

**Quorum present:** Yes

## **Opening of Meeting**

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

## **Resident Remarks**

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

## **New Business**

### ***Board Procedure Guidelines***

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



## **Old Business**

### ***OMCA Draft Budget***

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

### ***PPP CARES Act Loan***

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

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

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

### **Board Chair Report**

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

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

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

### **CCR Report**

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

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

### **Village Manager Report**

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

### **Committee Report—Architecture Committee**

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

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

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

#### **Bulletin Board**

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

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

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

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

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

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

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

Respectfully submitted: Amy Carpenter, Administrative Assistant

**ATTACHMENT C**

Oakland Mills Safety and Security Committee (OMSSC)							
Starting	Date	4/14/2020					
Date	Time	Location	Incident	Weapon	Injury	Arrest	Note
4/17/2020	???	9300 block Reader Lane	Vehicle Theft	No	No		Resident reported a Honda motorcycle stolen.
5/3/2020	???	9700 block Basket Ring Road	Vehicle Theft	No	No		Resident reported a black Chevrolet Trax, tags MD/8CD2149, stolen.
5/3-4/2020	Overnight	9300 block Reader Lane	Vehicle Theft	No	No		Resident reported a 2009 blue Chevrolet Malibu, tags MD/8DJ3544, stolen.
5/6-7/2020	Overnight	9400 block Merryrest Road	Vehicle Theft	No	No		Resident reported a Motorcycle stolen.
5/8/2020	1:41 AM	5500 block Knoll North Drive	Commercial Burglary	Pry Bar	No		Unknown suspect(s) entered the ASP Cares Specialty Pharmacy by prying open the rear door. It is unclear what if anything was stolen.
5/8/2020	???	5400 block Lightning View Road	Vehicle Theft	No	No		Resident reported a Hyundai Sonata, tags MD/2DM5045, stolen.
Ending	Date	5/11/2020					