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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

May 26, 2020

Link to YouTube recording of the May 26, 2020 OMCA Board Meeting: <https://youtu.be/GqOkJryb-fQ>

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 7:05 p.m.

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

Absent: Rebecca Bryant

Quorum Present: Yes

Also present: see resident list

Opening of Meeting

- **Mr. Verma** motioned to approve the May 12, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded. **Ms. Engelke** informed the board that a slight change had been made to her board bulletin comment. The board voted, and the motion to approve the minutes passed (6-0-0).
- **Mr. McCormack** motioned to approve the May 26, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (6-0-0).

New Business

Review of Revised CA/Villages Management Contract

Ms. Cederbaum reviewed two proposed amendments by CA to the CA/Villages Management Contract. One would waive the FY20 excess cash reserves requirement. The other would raise the threshold at which villages would pay for repairs and maintenance from \$1000 to \$2000, with the recurring maintenance threshold increasing from \$1200 to \$2400. Though the maintenance/repair threshold increase was intended to be for the full term of the contract, the Board discussed having this proposed amendment to repairs and maintenance be a one year change and not run until FY24 when the management contract expired as CA proposed. The Board preferred to have this item reviewed yearly as the current financial situation for both CA and OMCA would likely change in the coming years.

Board Chair Report

Mr. Edelson said that he would reach out to the village chairs and try to provide more structure to village chair meetings. These meetings would continue to be supportive in nature (sharing of ideas and concerns) and would not involve any decision making.

Mr. Edelson said that he and Ms. Cederbaum continued to monitor maintenance of the White Acre streetscape.

Mr. Edelson reported that Cedar Shopping Center management had acknowledged his emails but had not yet answered his questions regarding the village center, especially the laundromat. He said that all village businesses were essential and open.

CCR Report

Ms. Thomas reported that the CA dog park would open June 1st but that pools would remain closed for the time being. She reported on the state of CA's budget and staffing. She urged patience as many staff members were furloughed/on reduced hours. She also discussed the planned installation of e-scooters.

Ms. Thomas discussed Howard County's General Plan. **Mr. Verchinski** said that Howard County Director of Planning and Zoning Amy Gowan had invited him to serve on a public advisory committee for the General Plan and that he had accepted.

Village Manager Report

Ms. Cederbaum reported on reduced income stream due to loss of rentals during the Covid-19 pandemic. OMCA Facilities and Events Coordinator Brigitta Warren gave an update on canceled or postponed rentals for The Other Barn. She said that OMCA would be partnering with Oakland Mills Online to present a virtual Master Gardeners presentation. The projected date of the presentation would be June 3rd at 7:00 p.m.

Ms. Cederbaum reported that OMCA did not receive a loan from the MD Department of Commerce.

Committee Reports

Architecture Committee

Ms. Engelke reported that some covenant-related items were being processed and explained how those items were being prioritized due to decreased staff hours during the Covid-19 pandemic. OMCA Covenant Advisor Carrie Wenzholz reported on her work processing and answering questions regarding covenant items during Covid-19. **Ms. Cederbaum** and **Mr. McCormack** thanked the OMCA staff for their diligence and creativity during a time of limited hours and resources.

Bulletin Board

Mr. McCormack reported that the Howard County Housing Task Force Master Plan would be part of the Howard County General plan. He said that the task force was working on the link between education and housing. He also reported that OMCA outdoor tennis courts were open and being used.

Mr. Pretlow commented that the purchase of The Verona in Oakland Mills contributed greatly to increased FARMS rates at Stevens Forest Elementary School.

Ms. Thomas also commented on the purchase of The Verona and thanked Mr. McCormack for his work on the housing task force in illuminating the connection between education and housing.

Mr. Edelson urged the public to ask any OM board member or community member about OM schools and not judge them by their statistical ratings.

Ms. Warren commented on how Oakland Mills High School had stepped up for its seniors during the pandemic.

Mr. Edelson reported on houses that were lit with orange light bulbs to honor graduating OMHS seniors.

Ms. Cederbaum congratulated Ms. Carpenter, Ms. Warren, and Ms. Wenzholz on the graduation of their senior students. She also gave an update on her family.

Ms. Carpenter said that in addition to her senior, she would have a fifth grader and an eighth grader graduating from their schools and expressed her gratitude for OM schools.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:40 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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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

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Village Board**

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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, May 26, 2020 – 7 p.m.**

**Oakland Mills Community Association is inviting you to a scheduled Zoom meeting.
You may join the meeting beginning at 6:50 p.m. You will be placed in a “waiting room” and zoom host will admit. All participant’s audio will be muted upon “entry”.**

COMPUTER/IPAD - Join Zoom Meeting

<https://us02web.zoom.us/j/89691639747?pwd=dTVVbjVIS2MvTE0reUoremRVSEwrZz09>

Meeting ID: 896 9163 9747

Password: 898599

PHONE CONNECTION - One tap mobile

+13017158592,,89691639747#,,1#,898599# US (Germantown)

Dial by your location

+1 301 715 8592 US (Germantown)

Meeting ID: 896 9163 9747

Password: 898599

Find your local number: <https://us02web.zoom.us/u/kMYLe2JR1>

- 7:00 p.m.** **Opening of meeting**
Approve Minutes from May 12, 2020 Board Meeting
Approve Agenda for May 26, 2020 Board Meeting
- 7:05 p.m.** **Resident Remarks** (10 min)
- 7:15 p.m.** **NEW BUSINESS** (10 min)
Review of Revised CA/Villages Management Contract, Board Discussion
- 7:25 p.m.** **Board Chair Report**, Jonathan Edelson (10 min)
- 7:35 p.m.** **Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min)
Vice-Chair of the Columbia Association Board of Directors
Update of CA’s financial situation and opening of facilities.
- 7:45 p.m.** **Village Manager Report**, Sandy Cederbaum (10 min)
Covid 19, current operations update, financial update
Update on Webinar sessions
- 7:55 p.m.** **Committee Reports**

Architecture, Lynn Engelke, Chair (5 min)

8:00 p.m. Board Bulletin Board (5 min)

8:05 p.m. Adjourn

Issues to follow:

Stevens Forest Road “no parking signs”

Board Standard policy review (at an upcoming meeting)