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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

**June 23, 2020**

**Link to YouTube recording of the June 23, 2020 OMCA Board Meeting:**

<https://youtu.be/z6EGfICnBcw>

## **OMCA Regular Board Meeting**

This meeting was conducted via Zoom remote virtual conferencing due to 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 (arrived at 7:07 p.m.); Paul Verchinski; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Quorum Present:** Yes

**Also Present:** see resident list

## **Opening of Meeting**

- **Mr. McCormack** motioned to approve the June 9, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Mr. Verma** motioned to approve the June 23, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (5-0-0).

## **New Business**

### ***Oakland Mills Priorities Regarding Howard County Government and the OM community***

**Mr. Edelson** referred to a draft version of Oakland Mills Priorities Regarding Howard County Government and the OM Community (ATTACHMENT C). The Board discussed each item. **Mr. Edelson** said that he would send the updated document to the Board and that it could be brought back as Old Business at the next Board meeting.

### ***Oakland Mills Public Space Committee***

**Mr. Edelson** reviewed Ms. Bryant's request that she be excused from the Oakland Mills Public Space Committee chair position and that OMCA Complete Streets Sub-committee Chair Warren Wartman be appointed in her place. The Board agreed to bring the item back as Old Business for a vote at the July 14, 2020 Board meeting.

## **Board Chair Report**

**Mr. Edelson** said that work had begun on the TSES rebuild.

**Mr. Edelson** said that, on recommendation from Ms. Cederbaum, he had contacted the Howard County Mediation and Conflict Resolution Center (MCRC) for help with how the Board conducted business. He said that Ms. Cederbaum would be the primary point of contact and that if Board members were interested to send their emails to her so that she could provide them to the MCRC for an anonymous survey. Results from this survey would help the MCRC know how to proceed in its presentation.

**Mr. Edelson** reported that as a result of the village chair's letter to the CA Board, the CA Board proposed an in-person meeting with village chairs, managers, and CA board/staff members to discuss the current financial situation and the state of relations between CA and the villages. The meeting would be conducted virtually if Covid-19 conditions changed.

**Ms. Thomas** said she would follow up with CA about its maintenance of HVAC systems at village facilities.

### **CCR Report**

**Ms. Thomas** reported on CA's financial status during Covid-19 and the status of CA pools and gyms. She thanked residents and board members for the feedback she received regarding e-scooters and that CA would vote on the issue at its June 25, 2020 board meeting.

### **Village Manager Report**

**Ms. Cederbaum** reported on possibly reopening village facilities in August for rentals at reduced capacity. She said that the daycare at the Talbott Springs Neighborhood Center was interested in opening. She discussed supplies she had ordered in anticipation of opening The Other Barn for business and rentals. She also reported that she had applied for an Economic Injury Disaster Loan.

### **Committee Reports**

#### *Architecture Committee*

**Ms. Engelke** shared OMCA Covenant Advisor Karina Caico's Covenant Advisors Update (ATTACHMENT D).

### **Bulletin Board**

**Ms. Thomas** thanked Jonathan for sending a communication about the CA Play membership.

**Mr. McCormack** discussed the Howard County Parks & Recreation childcare reopening, the reopening of Supreme Sports Club, the tennis courts behind the ice rink and Oakland Mills High School, and interior construction in the future laundromat at the village center.

**Mr. Verma** discussed a racial equity event hosted by Howard County Councilmembers Opel Jones and Christiana Rigby.

**Mr. McCormack** motioned to go into a closed session of the OMCA Board to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. Verma** seconded, and the motion passed (7-0-0).

The closed session of the OMCA Board began at 8:49 p.m. and ended at 9:02 p.m.

**Mr. Edelson** went into the regular open session of the OMCA Board at 9:03 p.m.

Upon return to open session it was announced that the architecture committee voted to remove a flag from a

property that had come back into covenant compliance.

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

**June 9, 2020**

**Link to YouTube recording of the June 9, 2020 OMCA Board Meeting:**

<https://youtu.be/yYYkpkR42bU>

## OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to 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 (arrived at 7:21 p.m.); Larry Pretlow; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Bageshwar Verma

**Quorum Present:** Yes

**Also Present:** Mr. Michael Harris, Special Assistant to Councilman Opel Jones; see resident list

## Opening of Meeting

- **Ms. Engelke** motioned to approve the May 26, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to approve the June 9, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (5-0-0).

## New Business

### *Discussion of proposed draft of Board Standards and Code of Conduct*

**Mr. Edelson** reviewed the Board Standards document, which included additions from Ms. Bryant, Mr. Verchinski, and Ms. Engelke (ATTACHMENT C).

The Board discussed changes to notice of a change of meeting, extension of time during a meeting for an agenda item, resident remarks (ATTACHMENT D), continuance of discussion items at future meetings, and committee reports.

During the discussion, **Mr. Edelson** requested that he no longer conduct the Board meeting.

**Mr. McCormack, Vice-Chair**, assumed leadership of the meeting.

### ***Summer pool closures***

The Board discussed the closure of CA pools for the summer and covenant compliance of above-ground pools in residents' yards. It was agreed that a communication would be sent out to the community discussing portable children's wading pools and the architectural guidelines governing them.

### ***E-scooters***

The Board discussed e-scooters that had been proposed to be installed around Howard County. The Board asked Ms. Thomas to confirm that Oakland Mills was not being considered as a docking station for the e-scooters and to find out what safety measures would be taken and how scooters that were left on paths and not at a dock station would be handled. Ms. Thomas would bring the issues raised to CA Staff. The Board agreed to wait for CA's vote on the issue at the June 25, 2020 CA board meeting.

### **Old Business**

#### ***Continued discussion of CA proposed amendments to CA/Villages Management Contract***

**Ms. Cederbaum** reviewed CA's proposed amendment of raising the threshold at which CA would pay for repairs to village facilities (ATTACHMENT E). As it stood, the proposed amendment would remain in effect for the 4-year duration of the management contract. **Mr. Edelson** motioned that the Oakland Mills Community Association should not sign the amended management contract and instead write a letter to the CA Board with the stipulation that OMCA agrees to the new terms for the duration fiscal year 2020-2021 and would want to revisit those terms for fiscal years 2021-2022 and beyond. **Mr. Verchinski** seconded, and the motion passed (5-0-0, one board member stepped away briefly from the meeting).

### **Board Chair Report**

**Mr. Edelson** reported on the recent village boards chairs meeting. The board chairs sent a letter to CA requesting that villages have access to CA financial records so that the villages and CA could work together more efficiently on financial matters.

### **CCR Report**

**Ms. Thomas** reported on CA's financial status during Covid-19. She said that CA President Milton Matthews was willing to meet with OMCA if the OMCA Board requested it. She reported that CA pools would not be reopened for the summer due to the cost of running the pools. She also reported that the Talbott Springs Elementary School easement, which was proposed for the school's rebuild, would be on CA's next board meeting agenda.

### **Village Manager Report**

**Ms. Cederbaum** presented OMCA's FY20 Year-end Financial Report (ATTACHMENT F). She also gave an update on recent changes to employee hours due to Covid-19.

**Ms. Engelke** motioned to approve OMCA's final FY20 Year-end Financial Report. **Mr. Edelson** seconded, and the motion was approved (6-0-0).

### **Committee Reports**

#### ***Architecture Committee***

**Ms. Engelke** shared OMCA Covenant Advisor Carrie Wenzholz's Covenant Advisors Update (ATTACHMENT G).

### **Bulletin Board**

**Ms. Bryant** requested to be excused from the OMCA Public Space Committee chair position and asked that OMCA's Complete Streets sub-committee Chair Warren Wortman be considered for the position. The Board

agreed to bring the item back as new business on the June 23, 2020 OMCA Board meeting agenda.

**Mr. Pretlow** expressed concern about the Board's discussion of board policy earlier in the meeting.

**Mr. Edelson** thanked Mr. McCormack for assuming leadership of the meeting.

**Mr. McCormack** adjourned the regular OMCA Board meeting at 9:39 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

DRAFT



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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, June 23, 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”. Please note that you will be required to upgrade the zoom application to 5.0 and if you have not already done so you will be required to before entry to our meeting. There is not cost involved.

**COMPUTER/IPAD - Join Zoom Meeting**

**Topic: Oakland Mills Board of Directors\_June 23, 2020\_7 p.m.**

**Time: Jun 23, 2020 07:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/86737526125?pwd=S0VJOCsvNStnNm1pYnpNVXkwUFovdz09>

**Meeting ID: 867 3752 6125**

**Password: 727143**

One tap mobile

+13017158592,,86737526125#,,1#,727143# US (Germantown)

**Dial by your location**

+1 301 715 8592 US (Germantown)

**Meeting ID: 867 3752 6125**

**Password: 727143**

**Find your local number:** <https://us02web.zoom.us/j/86737526125?pwd=S0VJOCsvNStnNm1pYnpNVXkwUFovdz09>

**7:00 p.m.**

**Opening of meeting**

Approve Minutes from June 9, 2020 Board Meeting

Approve Agenda for June 23, 2020 Board Meeting

**7:05 p.m.**

**Resident Remarks, 3-minute remarks (10 min)**

Please note that meeting attendee’s audio is muted. If you wish to participate in Resident Remarks please “raise your hand” which is one of the options available for participants and appears as an icon on the screen.

- 7:15 p.m.**                    **NEW BUSINESS** (20 min)  
**Oakland Mills Priorities regarding Howard County Government and the OM community** (15 min)  
Short term priority (six months from now); Medium term priority (two years from now); Long term priority (four years and beyond)
- Oakland Mills Public Space Committee**  
Discussion to Nominate Warren Wortman as the OM Public Space Committee Chair, Board discussion (5 min)
- 7:35 p.m.**                    **Board Chair Report**, Jonathan Edelson (10 min)
- 7:45 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.
- Budget schedule for FY 2022- on July 9 the CA Board will discuss recommendations from staff on what the Annual Charge Rate and the Cap for FY 2022 should be. The vote will be on July 23, 2020.
- 7:55 p.m.**                    **Village Manager Report**, Sandy Cederbaum (5 min)  
Current facility and operations update, financial update
- 8:00 p.m.**                    **Committee Reports**  
**Architecture**, Lynn Engelke, Chair (5 min)
- 8:05 p.m.**                    **Board Bulletin Board** (5 min)
- 8:10 p.m.**                    **Adjourn**
- 8:10 p.m.**                    **Closed Session: Architecture Committee meeting to discuss**  
Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation;

**Issues to follow:**  
**Stevens Forest Road “no parking signs”**

**Oakland Mills***Jonathan Edelson, Chair**Ginny Thomas, CA Representative*

Updates provided in red

Short Term

~~**Bridge Columbia:** Cover with paint or otherwise treat the stains on the facade of Bridge Columbia. During the installation of the new cage structure different treatments and cleaning methods, were evaluated for effectiveness, cost and impact on the long-term viability of the bridge structure. Some treatments, such as painting unpainted concrete would have resulted in significant annual maintenance costs and impacts on the structure, therefore, the least intrusive method to clean the bridge was used.~~

~~This project was additionally completed by Recreation and Parks. If further improvements need to be made, please, contact Safa Hira at (410) 313-2013.~~

~~**Bridge Columbia**—signage needed for Stevens Forest Road at the multi-use path to the bridge that provide wayfinding details indicating the direction of the bridge and downtown Columbia lakefront with mileage indicators.~~

~~Wayfinding signs including mileage indicators are in place at the corner of Stevens Forest Road and White Acre Road. These were installed a few years ago, at the same time that pathway improvements were made to the pathway between Oakland Mills and Downtown Columbia.~~

**Bridge Columbia** – Continue to support planning for a transit way connecting Howard County General Hospital, Howard Community College, Downtown Columbia, through Oakland Mills, Long Reach to Columbia Gateway Office Park, which would include a possible bus transit bridge over US 29.

The Bridge Columbia Transitway Feasibility Study shows that a transit specific connection is not supported by the existing land use and travel patterns in the area and would have a negative impact on travel times for bus riders. **Paul: Move to long term. Others agree.**

Use economic development authority to provide signage and other advertising for the Oakland Mills Village Center and its merchants in Blandair Park.

This is the first time that EDA has been asked to provide advertising/signage for OMVC. Unfortunately, they are unable to fulfill this request. However, EDA is actively working with Columbia Association and Cedar Development to reinvest and reinvigorate the center. After trying a couple years ago without much success, EDA has relaunched an effort to make progress. They will keep the Office of the County Executive and OMVB updated on their progress. **Paul: keep in some form.**

Before passage of final FY 2020 budgets, conduct a comprehensive review of Howard County Public School System capital and operating budgets, budget requests, and long-term capital investment plans to ensure equity in programming and infrastructure with immediate attention to deferred capital projects that have led the school system to declare that certain facilities are not conducive to learning **Move to long term and re-word to focus on capital investment in OMMS and OMHS.**

Explore the creation of incentives for businesses to hire and hold employees aged 50 and over.

- Australian Government incentives for hiring and holding mature employees  
<https://www.business.gov.au/people/hiring/equal-opportunity-and-diversity/mature-aged-people>
- <https://www.jobs.gov.au/restart-help-employ-mature-workers-0>  
Retain due to COVID-19 issues; communicate and publicize services available (e.g., MAP, etc.)

OAI is the principal agency that plans, advocates, develops, and coordinates programs and services for older adults, persons with disabilities, and their family members or care partners. The OAI's services and supports are organized in four divisions: Health and Wellness, 50+ Centers, Social Day Programs, and Home and Community-based Services. The OAI also operates the county's Maryland Access Point serving as the Aging and Disability Resource Center to provide a coordinated system of information, assistance and referral.

I have included as an attachment the OAI Area Plan survey that was conducted in May for our Area Plan for FY2023. Overall, 69% of respondents reported being satisfied or very satisfied with the OAI. As part of the survey, respondents prioritized the type of services needed. Information and referral was identified as the highest priority with home delivered meals and increased transportation options as the second and third highest priorities. The OAI will use the feedback from the survey to plan focused outreach efforts and design programs that support aging in community.

The county and DCRS are actively working on three capital projects in an effort to increase services to include an expanded Loan Closet in the Kings Contrivance area that will provide access to durable medical equipment, assistive technology and occupational therapy assessments in order to promote and support aging in community; the Bain 50+ Center will undergo a renovation to include adding a fitness center in order to increase opportunities for exercise, health promotion, and wellness activities; and lastly, an East Columbia 50+ Center is currently in the design and development phase to be built in 2021. The East Columbia 50+ Center will be the largest of the 50+ Centers and will include a fitness center, multigenerational programming, and a specialized program for individuals experiencing memory impairment. The OAI is also invested in providing opportunities for employment for older adults and is currently working to increase the provision of the Senior Community Service Employment Program (SCSEP) as funded under the Older American Act. SCSEP provides training and employment opportunities for low-income, unemployed consumers.

Pass Public Nuisance Legislation by combining Baltimore City and Baltimore County Ordinances.

- Baltimore City Police Ordinances, Article 19, Subtitles 43, 43A, 43B  
<http://legislativereference.baltimorecity.gov/sites/default/files/Art%2019%20-%20PoliceOrds.pdf>
- Baltimore County Code of Ordinances, Article 13, Title 7, Subtitle 1, Parts I and II  
[https://library.municode.com/md/baltimore\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances)

The HCPD will review the two examples of legislation and assess citizen support/need. \

Keep

Midterm

Engage with the Columbia Association to explore investment in a collaborative venture with CA to expand and improve the ice rink to better serve all of Howard County and attract traffic to the OM Village Center

The Columbia Association is actively working on this expansion.

Keep and strengthen language to emphasize county involvement.

Expand the OM Village Center Streetscape to include the unfunded and partially planned stretch of Stevens Forest Road from Santiago to White Acre and from Basket Ring to Thunder Hill and Thunder Hill Road from 175 to Whiteacre Road.

Our office is coordinating this effort with various departments. Updates to follow shortly.

Keep

Review maintenance policies for county-owned property in Columbia such as roadway medians and cul-de-sac islands in light of the maturation of these properties and the aging of the population in Columbia's 50 years and develop an appropriate maintenance plan for the future.

DPW – Highways Division is notified of this. Updates to follow shortly.

Keep, strike aging population; property is aging. Overpasses

Create and keep current a map and a database of all subsidized housing, both complex based and tenant based, that currently exists in the county.

This information is not maintained by the County. The rental housing survey that was completed in May 2019 may provide some of this information. The rental housing survey is posted on the Housing Commission's website.

Add to end: "As part of the Housing Opportunities Master Plan."

Provide incentives to deconcentrate existing concentrations of subsidized housing.

Add to end: "As part of the Housing Opportunities Master Plan."

Coordinate with the Howard County Housing Commission and OMCA to create a long term plan for the Verona Apartments. Such a plan shall include what the mixed-income renovation of the Verona will entail, how the community will be involved in decisions, and what the schedule will be for beginning this project within the 10-year timeline promised to us in 2013.

The current financing on the property cannot be prepaid until October 2023. While the Housing Commission could start planning now, financial conditions and development options will change between now and 2023. Planning now would not be fruitful. The Commission has discussed this with the Oakland Mills Village Board previously. In order to properly take advantage of then current conditions, the planning should start in 2021. This would allow for a tax credit application in 2022, if it was appropriate, with a closing in 2023, sometime after the bond lockout expires. This schedule is the very earliest to provide beneficial progress.

Include language to involve residents of the Verona. Move to short-term.

Develop and implement a county policy to address abandoned and derelict commercial and residential properties to address blight and unsafe environmental conditions.

Could be covered in public nuisance bill. Move to short term.

## Long Term

Coordinate with the Howard County Housing Commission to secure financing to execute the long term plan for Verona Apartments as soon as the property is eligible at ten years of ownership.

The Housing Commission plans to include one or two community meetings in the planning stage to brainstorm, look for ideas, and discuss hopes and limitations. They would expect to also present the final plan to the community.

Combine with earlier Verona topic and move to short term.

HOA driveways in townhome communities; short-term to be addressed, mid- to long-term to resolve.

DRAFT

**Report from Karina Caico, Covenant Advisor for Property Concerns  
23 June 2020**

New submissions: 9 (most have been for yard maintenance)

Of those---

3 were not under our purview

2 have already been fixed

4 the remainder are open and under enforcement

Repeat submissions: 6-ish

3 were not valid

3 are still active

I have also had a handful of previously existing cases contact me to let me know that they are still actively working on violations and provided timelines or have addressed the violations entirely.

I have received numerous emails asking for information regarding EAA's, LOC's, and general information requests about houses people are planning to purchase. I either respond with answers to their questions or forward to Carrie or both.

I would say violations submissions are increasing some, but they are not coming in quickly. I hope this maintains for a while longer. I respond to anyone to who sends a complaint or concern letting them know that we will inspect and enforce as quickly as possible. Most letters that have been sent are for mowing/ yard work.

I am happy to report I have had no one give me any push back from anyone! Everyone has been very understanding.

Submissions may be increasing slightly but are still pretty minimal.