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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

July 14, 2020

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

<https://youtu.be/qXIKjfO9EpY>

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 7:01 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 7:04 p.m.); Larry Pretlow (arrived at 7:07 p.m.); Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Bageshwar Verma

Quorum Present: Yes

Also Present: see resident list; Councilmember Opel Jones' Special Assistant Michael Harris; Councilmember Opel Jones' District Aide Ashley Alston.

Opening of Meeting

- **Mr. Verchinski** motioned to approve the June 23, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (4-0-0).
- **Ms. Engelke** motioned to approve the July 14, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Verchinski** seconded, and the motion passed (4-0-0).

Mr. Edelson introduced Councilmember Opel Jones' new District Aide, Ashley Alston, who was present at the meeting.

Resident Remarks

Resident Jessica Krupenie asked about an incident at LA Mart. **Mr. Edelson** said he inquired concerning the matter on behalf of the village and related what he had learned.

New Business

Discussion of Columbia Association Legal Action Regarding Symphony Woods

Ms. Thomas shared a written summary of a CA lawsuit involving Symphony Woods and the Symphony of Lights (ATTACHMENT C). She asked the board to consider taking a position in support of CA and suggested individuals and organizations that letters of support could be sent to. A discussion ensued.

CA Request for Village Representatives at CA Workshops Regarding the Howard County Planning & Zoning General Plan

Mr. Verchinski reported that the Howard County Department of Planning and Zoning had given Columbia Association an opportunity to express its position on New Town Zoning in the new Howard County General Plan. CA had asked that representatives from all of the village boards attend workshops to discuss what this position should be. The first workshop would be held July 30th. The Board agreed to bring the issue back as Old Business at the July 28th OMCA Board meeting.

Old Business

Oakland Mills Priorities Regarding Howard County Government and the OM community

Mr. Edelson reviewed OMCA's Priority List for the County Executive (ATTACHMENT D). **Ms. Bryant** asked to include curb cuts in the list. Councilmember Opel Jones' Special Assistant Michael Harris asked that the issue be emailed to him and District Aide Alston.

Ms. Thomas asked to add reviewing maintenance and services that CA currently covered but which Howard County covered in other areas outside of Columbia, such as median strips and social services. She suggested that Howard County and CA could form more cost-effective partnerships in these areas.

Ms. Engelke expressed concern that these were substantial additions which had not been discussed in previous meetings.

Mr. McCormack motioned to approve the OMCA Priority List for Howard County with the addition of curb cuts and the CA/Howard County funding issue. **Mr. Verchinski** seconded, and the motion passed (5-0-1).

OM Public Space Committee Chair

Mr. Edelson motioned to nominate Warren Wortman as Chair of the Public Space Advisory Committee. **Mr. McCormack** seconded, and the motion passed (6-0-0).

Board Chair Report

Mr. Edelson reported on CA's meeting with the village boards, chairs, and managers. He also reported that CA had informed the villages that the CA/Village Management Contract amendment was "take it or leave it" and could not be negotiated on. Seven of the ten villages that had not yet signed the management contract amendment were considering this information before taking action. A discussion ensued. The Board agreed to discuss this issue on July 28, 2020 under Old Business.

Mr. Edelson said that the Director of the Howard County Mediation and Conflict Resolution Center had reached out and asked that Board members who wished to participate be reminded about providing their emails to Ms. Cederbaum or complete the surveys they were sent.

CCR Report

Ms. Thomas reported on reopening of CA sports clubs and budget issues due to Covid-19. A discussion ensued about CA prioritization of services, raising assessment charges, and informing residents of services CA provided.

Village Manager Report

Ms. Cederbaum reported on CA's recommendations for air filtration and circulation at The Other Barn. She informed the board that all renters through October had either canceled or postponed events due to Covid 19. Ms. Cederbaum also reported that she had ordered various types of sanitizing dispensers, masks, gloves, plexiglass enclosures, UV air purifiers as part of Covid-19 safety measures.

Ms. Cederbaum said that the village had been approved for the EIDL loan, and the board discussed issues

related to accepting the loan. The matter would be discussed further at the July 28, 2020 Board meeting.

Ms. Cederbaum discussed the Sprinkler Stroll that Stevens Forest neighborhood residents were organizing.

Committee Reports

Architecture Committee

Ms. Engelke reported on RAC meetings and letters of compliance.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:59 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 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

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, July 14, 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 July 14, 2020

Time: Jul 14, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84986844781?pwd=dlo0M3RMWW9hTTExbDZYbDVpT2JTdz09>

Meeting ID: 849 8684 4781

Password: 828645

One tap mobile

+13017158592,,84986844781#,,,,0#,,828645# US (Germantown)

Dial by your location

+1 301 715 8592 US (Germantown)

Meeting ID: 849 8684 4781

Password: 828645

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

7:00 p.m.

Opening of meeting

Approve Minutes from June 23, 2020 Board Meeting

Approve Agenda for July 14, 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)

Discussion of Columbia Association legal action regarding Symphony Woods, Virginia (Ginny) Thomas, CA Board Representative from Oakland Mills (15 min)

***Added New Business**

Village Board representative to attend the Howard County General Plan/Zoning work session meeting, Board Discussion (5 min)

7:35 p.m.

OLD 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)

OM Public Space Committee Chair, discuss and vote to appoint Warren Wortman to be chair of the OM Public Space Committee, Board (5 min)

7:55 p.m.

Board Chair Report, Jonathan Edelson (20min)

Summary of meeting among Village Chairs, Village Managers, and CA Board of Directors including finances, reopening of facilities, and management contract.

8:15 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.

8:25 p.m.

Village Manager Report, Sandy Cederbaum (5 min)

Current facility and operations update, financial update

EIDL loan

Event Update ~ OM Sprinkler Stroll

8:30 p.m.

Committee Reports

Architecture, Lynn Engelke, Chair (5 min)

8:35 p.m.

Board Bulletin Board (5 min)

8:40 p.m.

Adjourn

Summary Regarding Columbia Associations' Action Against DCACC and IMA

This lawsuit is not an attempt to stop the Symphony of Lights altogether. CA recognizes that Symphony of Lights is a beloved community tradition, but if it is to be held in Symphony Woods it can no longer be a driving event. This suit is about protecting CA's property, honoring a written agreement, and ensuring that all entities that access Symphony Woods respect the park's land and plant life. On behalf of our residents and the town center neighborhood we intend to see this effort through to its conclusion.

FAQs

What is the purpose of this lawsuit?

Columbia Association (CA), the owner of Symphony Woods (the Woods), and Inner Arbor Trust (IAT), the non-profit developer and operator of an arts and entertainment park in Symphony Woods that includes the Chrysalis, have brought suit against the Downtown Columbia Arts & Culture Commission (DCACC), the owner of the Merriweather Post Pavilion (MPP) property, which is landlocked by the Woods, and IMA, the for-profit operator of MPP. CA and IAT are seeking a declaration by the court regarding the rights and obligations of the four parties under various easement agreements and an injunction preventing IMA and DCACC from continuing to exceed their rights under those easements and to trespass on and misuse CA property.

Why is CA refusing to continue to grant a license to Howard County Hospital (the "Hospital") to hold the long-standing Symphony of Lights ("SOL") event, a charitable event that benefits the Hospital?

The Hospital is not requesting a license to hold SOL, and SOL is not being operated as a charitable event. In 2017, CA expressed its concerns to the Hospital about continuing to hold SOL as a drive-through event, given the environmental damage that vehicular traffic causes to the Woods. The Hospital agreed that 2018 would be the last year in which it would hold a drive-through SOL event. CA informed the Hospital that CA would grant the Hospital a license to continue to hold SOL as a walking event, but the Hospital chose not to pursue that alternative. SOL is no longer sponsored or operated by the Hospital and is not a charitable event to benefit the Hospital. Instead, in 2019 SOL was sponsored and operated by IMA, without a license agreement or other permission from CA, as a for-profit event to produce revenues for IMA.

Why has CA brought this lawsuit now?

There are a number of reasons.

- SOL traditionally was routed through the parking fields behind MPP on property owned by Howard Hughes (Hughes), so very little of the vehicular parade was on CA property. Once Hughes began to develop the Crescent area, Hughes was unable or unwilling to make its property behind MPP available for SOL. It was contemplated that the event would be moved, so that the route would be entirely on MPP property. Apparently, this proved unworkable for IMA, so it decided, without consulting with CA, to route the vehicular procession through and place light installations on CA property.
- In prior years, a license agreement was in place with respect to SOL that respected CA's property rights, made every effort to protect the Woods, and required the SOL operator to bear the costs of restoring the Woods to the extent that SOL caused any damage. In 2019, IMA refused to enter into such an agreement with CA and failed to constrain the event to the MPP property owned by DCACC and operated by IMA. Instead, the event exceeded the uses allowed by the easement agreements between DCACC and CA and extended onto CA property outside of the existing easements. IMA for all intents and purposes conducted SOL as if it, rather than CA, was the owner of the Woods.
- Given these events, and the likelihood that IMA would continue to act in the same cavalier manner in holding an SOL event in 2020, CA attempted to pursue discussions with IMA, the Inner Arbor Trust (IAT) and DCACC from January into April of this year in an effort to resolve these issues. Unfortunately, IMA refused to participate in that effort or negotiate any amicable resolution, leaving CA and the Trust with no recourse but to file suit.

Would CA permit some form of SOL event to continue to take place in the Woods?

It is not CA's intention to foreclose the possibility of continuing the SOL event in some form. However, CA has an obligation to preserve the Woods environment, especially since it is rapidly becoming the only oasis of green space in the Downtown area. If an SOL type of event is to be held in future that might require use of CA property, it would have to be a walk-through event rather than a parade of slow-moving and idling vehicles negatively impacting the Symphony Woods environment to the detriment of the neighborhood and the entire community. The event also would require a license agreement with CA, in which the operator of the event would be required to remain within the limits of the easement agreements currently in place and to repair any damage done to Symphony Woods, so that CA funds would not have to be expended for such work.

Virginia (Ginny) Thomas, CA Representative for Oakland Mills

Vice Chair of the Columbia Association Board of Directors

ginny.thomas@ca-board.org

410-992-7984

Updated July 8, 2020

Includes board input from June 23, 2020 OMCA BoD meeting

Oakland Mills

Jonathan Edelson, Chair

Ginny Thomas, CA Representative

Short Term

Verona Apartments

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. It is imperative that the community involvement involve the current residents of Verona Apartments, the Oakland Mills Board of Directors, and Oakland Mills community at-large.

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.

Blandair Park – Install Signs that Prominently Provide Directions to and Information Promoting the Oakland Mills Village Center

Blandair Park is located in the heart of Oakland Mills village. With limited vehicular access from the village into the park, park users do not realize the close proximity of the park to the Oakland Mills Village Center. We request that the county work with HCEDA to promote the Oakland Mills village center merchants and amenities through prominent signage installed at the park. Signage will inform park users of the merchants and amenities that Oakland Mills has to offer. Information and directional signs will provide a service to park users and an important economic boost to the Oakland Mills merchants.

County Maintenance of all HOA Roadways and Driveways Both County owned or Privately Owned

Short Term Process and Mid-Long Term to Resolve

Short term priority is to address a process for the county to fund and maintain **all** Homeowner Association (HOA) roadways/driveways. Currently many HOAs in Howard County provide and pay for this maintenance directly from HOA funds. Many HOAs are suffering financially and are unable to provide funding for proper maintenance of roadways/driveways in the community. This leads to deteriorating communities. Maintenance may include, but not be limited to, snow removal and roadway resurfacing.

This issue points to a disparity due to the fact that the County funds and maintains some, but not all HOA roadways/driveways. Short term goal is to address this issue. Long Term goal is to resolve this issue.

Retain employees who have been impacted by COVID-19 and Communicate and Publicize Resources and Employment Opportunities for All Citizens

Provide incentives for businesses to retain, hire, and re-hire employees whose job's have been eliminated or adversely impacted by COVID-19.

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>

Public Nuisance Legislation

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

- Baltimore City Police Ordinances, Article 19, Subtitles 43, 43A, 43B
<http://legislative.reference.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

As a part of the Public Nuisance legislation the County should develop and implement a county policy to address abandoned and derelict commercial and residential properties to address blight and unsafe environmental conditions.

Midterm

Partner with Columbia Association to Expand the Columbia Ice Rink

Encourage the county to realize the investment potential in an expanded ice arena at the current site of the Columbia Ice Rink at the Oakland Mills Village Center. Mid-term priority is for Howard County to partner with CA to conduct a needs and feasibility assessment for creating new ice arena at the current ice rink location. This collaborative venture would improve the small and aging ice rink to better serve all of Howard County and attract traffic to the OM Village Center.

Currently there is one sheet of ice at the Columbia Ice Rink, the only indoor rink in Howard County. Howard Countians are leaving the county to skate at nearby arenas such as the Ice Gardens in Laurel. There is the potential for enormous economic potential for Howard County and CA to expand the one sheet rink into a two sheet ice arena. Nearby merchants in Oakland Mills and local hotels would benefit greatly by the ability to hold regional tournaments at the expanded arena. This would prove to be an **economic boost** to the county, Columbia Association, the business in Oakland Mills and throughout the County.

Complete the Streetscape around the Oakland Mills Village Center

Expand the OM Village Center Streetscape to include the **Stevens Forest Road from Santiago to White Acre; from Basket Ring to Thunder Hill Road; and Thunder Hill Road from 175 to Whiteacre Road**. These streets are the gateway to the Oakland Mills village center area.

Over five years ago Howard County presented streetscape designs for a portion of these roads to the Oakland Mills community through a series of well attended meeting with residents and business owners. To-date, only one portion of Whiteacre Road is complete. It is time to fund the remaining roads surrounding the village center area. All roads mentioned surround the Oakland Mills village center area and are adjacent to Talbott Springs Elementary School, Oakland Mills Middle and Oakland Mills High School, the Oakland Mills Village Center, and the Oakland Mills Interfaith Center. Oakland Mills, with its aging infrastructure, awaits the completion of this long-awaited streetscape project.

Review of property maintenance policies for County-owned property in Columbia

In light of the maturation of aging county owned property in Columbia we implore the county to review maintenance policies for county-owned property. New maintenance policies should include the maintenance and upkeep of roadway medians and cul-de-sac islands. All medians, cul-de-sacs, and county overpasses are deteriorating due to lack maintenance. County owned cul-de-sacs have been completely neglected and become an eyesore in the community. Trees that have been reported as dead or dying are remain in place for years. Howard County is aging, Oakland Mills is 52 years old. It is long overdue for the county to develop and implement an appropriate maintenance plan for the future.

Housing

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 as part of the County's Housing Opportunities Master Plan.

Provide incentives to deconcentrate existing concentrations of subsidized housing as part of the County's Housing Opportunities Master Plan.

Long Term

Transitway from Howard County General Hospital, through Oakland Mills to Columbia Gateway Office Park

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.

HCPSS Capital Investment in Deteriorating School Buildings

Conduct a comprehensive review of Howard County Public School infrastructure. Immediate attention should focus on deferred capital projects that have led the school system to declare that Oakland Mills High School and Oakland Mills Middle School as well as other aging facilities are not conducive to learning.