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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 ~ Rashida George ~ Rena Ross
Virginia (Ginny) Thomas, Columbia Council Representative

March 23, 2021

Link to YouTube recording of the March 23, 2021 OMCA Board Meeting:

<https://youtu.be/FHGXqIt3R28>

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; Rashida George; Rena Ross; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Rebecca Bryant

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston, see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the March 9, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (3-0-1).
- **Ms. Engelke** motioned to approve the March 23, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Ms. Ross** seconded, and the motion passed (4-0-0).

Resident Remarks

Howard County Council District 2 Aide Ashley Alston reported that she had reached out to the County's community liaison about contacting the health department about attending the OMCA Board meeting on April 13th. The Howard County Police Department would be sending a representative to attend the meeting. **Ms. Thomas** asked if a County mental/behavioral health representative had been invited to attend. Ms. Alston said that she had contacted the community liaison about inviting the individual and asked the Board members to let her know if there was anyone else they would like to invite.

Old Business

Symphony Woods New Concept Plan Discussion

Mr. Edelson reviewed the topic, which was a Symphony Woods Concept Plan that had been presented at the March 9th Board meeting. A discussion ensued. The Board agreed to send a letter to the County Executive and County Council in support of County funds for the plan

OMCA FY21 Donation Distribution

Ms. Cederbaum reviewed the revised OMCA FY21 budget. The Board discussed \$1500 that had previously been approved for donations in the FY21 OMCA budget. The Board agreed to pay \$300 to each Oakland Mills school PTA/PTSA and revisit the subject later to discuss possible further donations.

OMCA FY22 Draft Budget Discussion

Ms. Cederbaum shared the OMCA FY22 draft budget. Board members asked if grant money given to OMCA would be included in the excess cash reserve that would be sent back to CA. Ms. Thomas said she would look into the issue.

Revised FY21 3rd Quarter Financials

Ms. Cederbaum shared the corrected OMCA FY21 3rd Quarter Financial Statement (ATTACHMENT C). **Mr. Edelson** motioned to accept the corrected OMCA FY21 3rd Quarter Financial Statement. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Stevens Forest Road - Santiago to Whitacre, Safety and Streetscape

OMCA's Public Space Advisory Committee Chair, Warren Wortman, reported that he and the PSAC had visited the pedestrian crossing at Santiago/Camelback and Stevens Forest Road and at White Acre and Stevens Forest Road to observe and to speak with pedestrians. **Mr. Edelson** reviewed old concept plans for the Stevens Forest streetscape between Santiago and White Acre roads. **Mr. Edelson** shared the PSAC's resolution in support of the need for traffic mitigation on Stevens Forest Road from the intersection at Santiago/Camelback to the intersection at White Acre Road (ATTACHMENT D). The Board agreed that Ms. Cederbaum, Mr. Edelson, and Mr. Wortman would compose a letter to the County based on the PSAC's resolution, with short-term safety solutions included for pedestrian crossing visibility at the Santiago/Camelback and White Acre intersections and long-term solutions involving streetscaping and pedestrian crossing safety for the entire stretch of Stevens Forest Road noted above.

Board Chair Report

Mr. Edelson discussed leaf accumulation on County-maintained medians on Stevens Forest and Kilimanjaro roads. Ms. Alston said she would bring the subject up with the County.

Mr. Edelson discussed possible development of the Exxon lot in the village center. The developer asked to be on the agenda at the April 27th Board meeting to present a detailed plan as a first step in OMCA's Non-residential Architectural Committee's exterior alterations approval process.

Mr. Edelson reported on Vennari's space in the village center, which would soon become vacant. He also discussed issues with the exterior condition of the former Second Chance saloon space.

Columbia Council Representative Report

Ms. Thomas reported on CA's search for a new president/CEO. She thanked the Board for taking positions on difficult issues, especially regarding opening pools. She reported that CA still planned to reopen the Teen Center at some point.

Village Manager Report

Ms. Cederbaum gave updates on elections and operations.

Committee Reports

Architecture Committee

Ms. Engelke gave an update on RAC applications and meetings.

Public Space Advisory Committee

See the attached Public Space Advisory Committee Meeting Minutes from March 16, 2021 (ATTACHMENT

E).

Board Bulletin Board

Ms. Thomas said that the vigil in support of Asian Americans at the Columbia Lakefront might be postponed or cancelled due to weather.

Ms. Engelke said that county street trees had been planted by the County along Wandering Way.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



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March 9, 2021

Link to YouTube recording of the March 9, 2021 OMCA Board Meeting:

https://youtu.be/flq_sE9dgOc

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 7:04 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 7:10); Rena Ross; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Rashida George

Quorum Present: Yes

Also Present: Howard County Council District 2 Councilman Dr. Opel Jones, Howard County Council District 2 Aide Ashley Alston, Howard County Council District 2 Special Assistant Michael Harris, Inner Arbor Trust President & CEO Nina Basu. See resident list.

Opening of Meeting

- **Mr. McCormack** motioned to approve the February 23, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Thomas** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the March 9, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Ms. Thomas** seconded, and the motion passed (4-0-0).

Mr. Edelson introduced Howard County District 2 Councilman Dr. Opel Jones. Dr. Jones presented certificates of appreciation to Mr. Paul Verchinski and Mr. Bag Verma for their service on the Oakland Mills Community Association Board and to the community. Mr. Verma thanked Dr. Jones for the certificate. Mr. Verchinski was unable to attend due to a scheduling conflict.

Old Business

New Concept Plan for Symphony Woods

Inner Arbor Trust President and CEO Nina Basu presented a concept plan for Symphony Woods. Ms. Basu said that the organization was currently seeking funding for the project, including requesting County funding. **Ms. Thomas** congratulated Ms. Basu and the rest of the Inner Arbor Trust team for bringing the plan together. She suggested that the OMCA Board consider writing a letter of support for the plan to the County. The item would be brought back as Old Business at the next Board meeting.

Pedestrian Crossing at Stevens Forest Road & White Acre Road

Ms. Bryant and **Mr. Edelson** spoke about safety issues at the pedestrian crossing for the intersection at Stevens Forest Road and White Acre Road and expanded the discussion to include the pedestrian crossing between Forest Ridge Apartments and the OM Village Center. Mr. Edelson mentioned the streetscape project that was presented to the community several years ago for Stevens Forest Road between the intersections of Stevens Forest/Camelback/Santiago Roads and the intersection of Stevens Forest/White Acre Roads. The streetscape project had not been completed and needed to be addressed again. The short-term priority was first and foremost the safety of pedestrians/bicyclist crossing Stevens Forest Road through implementation of immediate safety improvements. The long-term priority was to begin advocating with the county for the completion of the streetscape project as a safety improvement as well as an aesthetic and environmental improvement.

Mr. Edelson agreed to contact the County Traffic Engineer for more information. OM Public Space Advisory Committee Chair Warren Wortman said he would discuss with the PSAC the possibility of conducting an informal resident survey on the issue and creating a video that would show pedestrians crossing the roadway.

FY2022 OMCA Budget Draft Discussion

Ms. Cederbaum said that she would be working on the FY22 OMCA Budget, which the Board would review over the next few OMCA Board meetings. **Mr. Edelson** requested that increased budget donations to OMCA schools and community organizations be included in the draft OMCA FY22 Budget. The FY22 Budget discussion would be brought back as Old Business at the next Board meeting.

Board Chair Report

Mr. Edelson reported on safety issues in Oakland Mills. The Board agreed to ask Howard County Police Department, Councilman Dr. Opel Jones, the Howard County Health Department, and other County representatives to discuss the issue at a future Board meeting. Howard County District 2 Special Assistant Michael Harris said he could facilitate a meeting between the Board, HCPD, and County officials. **Ms. Ross** suggested ensuring that parents and other community members were aware of mental health and drug abuse issues facing teens.

Columbia Council Representative Report

Ms. Thomas reported on the CA FY22 Budget, which the CA Board had just approved. She shared an amendment to the budget that included wording that aquatics staff could reopen additional outdoor pools if conditions allowed without needing to wait for additional CA Board authorization. She thanked the Board for its input, which she had used when considering wording for the amendment.

Ms. Thomas also reported on the agenda for the upcoming CA Board meeting, which would include a briefing on cybersecurity and the New Town Planning & Visioning report, which could be found on the CA website. She gave an update on the new CA President search.

The Board discussed with Ms. Thomas ways to make the pools more accessible for residents who had difficulty accessing the online registration system.

Village Manager Report

Ms. Cederbaum shared the FY21 3rd Quarter Financial Report (ATTACHMENT C). **Mr. Edelson** asked to consider increasing the amount for donations. **Mr. Edelson** motioned to accept the FY21 3rd Quarter Financial Report as submitted. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Ms. Cederbaum reported that the process was moving along between the annual Farmers Market and Cedar Properties for this year. An outdoor plant sale, shredding event, two swim parties, and OM Cleans at Home were being planned.

Committee Reports

Architecture Committee

Ms. Engelke gave an update on RAC applications and meetings.

Board Bulletin Board

Mr. Edelson said that he had reached out to OMHS Principal Dr. Fink and that Dr. Fink would follow up with HCPSS Grounds personnel about the hill along Thunder Hill Road behind OMHS.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:58 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, Rashida George, Rena Ross

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, March 23, 2021 7:00 p.m.**

Time: Mar 23, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81428725817>

Meeting ID: 814 2872 5817

One tap mobile

+13017158592,,81428725817# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 814 2872 5817

Find your local number: <https://us02web.zoom.us/u/kQoxvuy47>

7:00 p.m.

Opening of meeting

Approve Minutes from March 9, 2021 Board Meeting

Approve Agenda for March 23, 2021 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.

OLD BUSINESS

Symphony Woods Park, Board discussion to support request for County funds (10 min)

FY 21 Donation Distributions (15 min)

FY 22 Draft Budget Discussion, Board Discussion (15 min)

Stevens Forest Road - Santiago to Whitacre, safety and streetscape, Board discussion (10 min)

8:05 p.m.

Board Chair Report, Jonathan Edelson (10min)

8:15 p.m.

Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)
Vice-Chair of the Columbia Association Board of Directors

8:25 p.m.

Village Manager Report, Sandy Cederbaum (10 min)

Revised FY21 3rd Quarter Financials, board discussion/vote
Election Update
Financial and Operations Update

- 8:30 p.m.** **Committee Reports (5 min)**
 Architecture, Lynn Engelke, Chair (5 min)
- 8:35 p.m.** **Board Bulletin Board (5 min)**
- 8:40 p.m.** **Adjourn**

Village: Oakland Mills
 Fiscal Year: 2021_Revised

ATTACHMENT C

BOARD APPROVED OPERATING BUDGET

	Budget 2021_Revised	Budget FY20	Estimate FY20	Budget Variance -1 to 2021_Revised		Current Year Est vs. Next Year Budget	
				\$	%	\$	%
EXPENSES							
9 Staff Salaries	190,000	318,000	295,000	(128,000)	-40%	(105,000)	-36%
10 Janitorial Wages	500	6,000	4,020	(5,500)	-92%	(3,520)	-88%
11 Contract Labor	200	500	410	(300)	-60%	(210)	-51%
12 Payroll Benefits	33,000	44,000	42,200	(11,000)	-25%	(9,200)	-22%
13 Payroll Taxes	20,300	28,500	25,000	(8,200)	-29%	(4,700)	-19%
14 Janitorial Expense	17,600	49,700	38,010	(32,100)	-65%	(20,410)	-54%
A. Cleaning Service	12,000	25,700	25,600				
B. Setup & Breakdown	2,000	17,000	7,410				
C. Floors, Carpets and Windows	600	2,400	2,000				
D. Supplies	3,000	4,600	3,000				
15 Fees	20,000	22,680	22,460	(2,680)	-12%	(2,460)	-11%
A. Accounting	4,500	4,240	4,000				
B. Legal	5,000	4,000	1,180				
C. Performance	0	0	0				
D. Audit	0	4,000	7,700				
E. Web	2,500	3,000	900				
F. Other	8,000	7,440	8,680				
16 Operating Expenses	15,930	7,130	4,645	8,800	123%	11,285	243%
A. Office Supplies	7,000	0	0				
B. Program Supplies	2,500	3,500	1,750				
C. Cost of Goods Sold	380	380	345				
D. Postage	1,900	2,500	2,300				
E. Staff Development	100	500	100				
F. Catering/Food Service	0	0	0				
G. Other	4,050	250	150				
17 Business Expenses	950	2,900	3,715	(1,950)	-67%	(2,765)	-74%
A. Mileage	200	600	345				
B. Food (Business Meals)	250	1,500	3,000				
C. Other	500	800	370				
18 Insurance	12,500	12,000	9,370	500	4%	3,130	33%
19 Advertising	6,100	6,500	5,170	(400)	-6%	930	18%
20 Newsletter	0	20,000	15,000	(20,000)	-100%	(15,000)	-100%
21 Other Printing	6,100	6,500	5,230	(400)	-6%	870	17%
22 Donations/Contributions	1,500	10,000	7,686	(8,500)	-85%	(6,186)	-80%
23 Special Events	500	25,000	15,600	(24,500)	-98%	(15,100)	-97%
24 Taxes	720	720	760	0	0%	(40)	-5%
25 Utilities	26,100	29,900	26,020	(3,800)	-13%	80	0%
A. Gas & Electric	20,800	24,000	20,750				
B. Water & Sewer	1,900	2,600	1,860				
C. Telephone	3,400	3,300	3,410				
26 Repairs & Maintenance	17,500	21,000	17,690	(3,500)	-17%	(190)	-1%
A. Building	13,000	17,000	13,890				
B. Equipment	4,500	4,000	3,800				
C. Rental	0	0	0				
D. Vandalism	0	0	0				
E. Other	0	0	0				
27 Furniture & Fixtures	3,250	3,000	1,120	250	8%	2,130	190%
28 Total Expenses Before Depreciation	372,750	614,030	539,106	(241,280)	-39%	(166,356)	-31%
29 Depreciation	2,445	2,530	3,541	(85)	-3%	(1,096)	-31%
30 Total Expenses	375,195	616,560	542,647	(241,365)	-39%	(167,452)	-31%
Increase/(Decrease) in Unrestricted Net Assets	(4,266)	(12,629)	28,338	8,363	-66%	(32,604)	-115%



Oakland Mills Public Space Committee

To: Oakland Mills Village Board
From: Oakland Mills Public Space Committee
Date: March 22, 2021

Subject: Committee Resolution in Support of need for traffic mitigation at the intersection of Stevens Forest Road and White Acre Road.

The OM Public Space Committee, after physically reviewing the intersection in question, receiving ad hoc testimony and further discussion in committee are resolved to strongly encourage the Oakland Mills Village Board as a whole to petition Howard County Government to install traffic control at this intersection.

The Committee is making this request for several reasons:

- It is the junction for paths from the Greater Oakland Mills neighborhoods and the Oakland Mills Village Center to the only foot path leading to Downtown Columbia.
- While the intersection is striped with a cross walk there is no clear indication that Pedestrians have the Right of Way from all directions.
- The paths leading to this intersection were recently improved to accommodate more pedestrian traffic thus feeding additional pedestrians to this intersection.
- Testimony received on the subject from local residents focused on several main themes:
 - The lack of confidence several bicyclists and pedestrians expressed in trying to cross Steven's Forest Rd at White Acre Rd because of the width of Steven's Forest Rd and the high speed of cars.
 - Because of the "Dip" in the roadway, pedestrians related being surprised when a car "appeared" at the crosswalk from the south.
 - The observation that the benches at the head of the path heading to the downtown waterfront are a popular gathering spot, leading to their occasionally crossing over to the shopping center. Conversations with residents expressed not feeling safe crossing Steven's Forest even while in the crosswalk.
 - Having some form of traffic control at this intersection will clearly lead to a safer coexistence of automobile and pedestrian traffic.

Respectfully submitted by the Oakland Mills Public Space Committee, Warren Wortman, Chair



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Oakland Mills Community Association
Public Space Committee Meeting Minutes

Tuesday, March 16, 2021

Attendees:

- Warren Wortman, chair
- Casey Bryant
- Jim Caffey
- Mike Westendorf

Discussion(s):

- **Active Transportation Open House.** Warren Wortman attended the virtual Active Transportation Open House held by Howard County. He talked extensively with Howard County traffic engineer, Jennifer Biddle, about improving the curb cuts in Oakland Mills where the paths cross the roads at Thunder Hill Rd, Log Chain Rd, Blue Coat and Farewell. She suggested posting on Tell HoCo (SeeClickFix). Also, I mentioned the problem of having to clear sidewalks twice (before and after the snowplow).
- **Unsafe intersection at Stevens Forest and White Acre.** Casey Bryant gave testimony about difficulty crossing Stevens Forest by both pedestrians and bicyclists. All attendees noted feeling unsafe crossing at that intersection on a bicycle.

Action Items:

- Prepare a note for the Village Board suggesting the county investigate the unsafe intersection at Stevens Forest and White Acre.

Next Meeting: April 20th - 7:00pm - 8:00pm