



oakland mills
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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 ~ Rena Ross ~ Warren Wortman
Virginia (Ginny) Thomas, Columbia Council Representative

May 11, 2021

Link to YouTube recording of the May 11, 2021 OMCA Board Meeting:

<https://youtu.be/8qxo5yAethl>

OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to the Covid-19 pandemic.

Ms. Cederbaum called the regular meeting of the OMCA Board of Directors to order at 7:07 p.m.

Present: Jonathan Edelson, Bill McCormack (arrived at 7:16 p.m.); Lynn Engelke; Ginny Thomas, Columbia Council Representative; Rena Ross; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Rebecca Bryant

Quorum Present: Yes

Also Present: see resident list.

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

Ms. Thomas nominated Mr. Edelson as the 2021-22 OMCA Board Chair. **Mr. Wortman** seconded, and Mr. Edelson's nomination was approved (4-0-0).

Ms. Engelke nominated Mr. McCormack as the 2021-22 OMCA Board Vice-chair. **Mr. Edelson** seconded, and Mr. McCormack's nomination was approved (4-0-0).

Mr. Edelson assumed leadership of the meeting.

Mr. Edelson resumed the regular order of business.

- **Ms. Ross** motioned to approve the May 11, 2021 OMCA Board meeting agenda (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (4-0-0).
- **Ms. Engelke** motioned to approve the April 27, 2021 OMCA Board meeting minutes (ATTACHMENT B). **Ms. Ross** seconded, and the motion passed (4-0-0).

New Business

Oakland Mills Election Monitor Committee (EMC) Report and Validation of 2021 OMCA Election Results

OM EMC Co-Chair Bob Bartolo thanked the EMC members for their work in tallying and validating the 2021 OMCA election results. He then announced the results of the election, with Ms. Thomas receiving 461 mail-in

ballots and 96 corporate votes cast for the majority by CA and Ms. George receiving 165 mail-in ballots. **Ms. Cederbaum** announced the results of the By-law amendment vote: the amendment was approved. **Mr. Edelson** motioned to accept the results of the OMCA 2021 elections. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Board Action Items

Call for Nominations for Architectural Committee

- **Mr. McCormack** nominated Ms. Engelke as Architectural Committee Chair. **Mr. Edelson** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated himself, Mr. McCormack, Ms. Engelke, Ms. Bryant, Ms. Ross, and Mr. Wortman to the Oakland Mills Architectural Committee board. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).
- **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. McCormack, Ms. Engelke, Ms. Ross, and Mr. Wortman's names to CA (5-0-0).
- **Ms. Engelke** motioned to appoint Michael Vaughn, Jerome Rollerson, David Smith, and Kay Wisniewski as Residential Architecture Committee (RAC) members. **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. McCormack** motioned to appoint Jervis Dorton, Phil Engelke, David Smith, and Valerie Smith as Non-residential Architectural Advisory Committee (NRAAC) members. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Village Manager Appointment

Mr. Edelson motioned to appoint Ms. Cederbaum to continue as village manager of Oakland Mills. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Committee Chairs and Liaisons Appointments

- **Mr. McCormack** nominated Mr. Edelson as Chair of the OMCA Education Committee. **Ms. Engelke** seconded, and the nomination was approved (5-0-0).
- **Ms. Engelke** nominated Mr. McCormack as Chair of the OMCA Housing Committee. **Mr. Edelson** seconded, and the nomination was approved (5-0-0).
- **Ms. Cederbaum** nominated Ms. Ross as Chair of the OMCA Safety and Security Committee. **Mr. Edelson** seconded, and the nomination was approved (5-0-0).
- **Ms. Engelke** nominated Mr. Wortman as Chair of the OMCA Public Space Advisory Committee. **Mr. Edelson** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Mr. McCormack and Gerry Witte as Co-chairs of the OMCA Open Space Advisory Committee. **Ms. Engelke** seconded, and the nominations were approved (5-0-0).
- **Mr. Edelson** nominated Paul Verchinski as OMCA's BWI Roundtable Liaison. **Mr. Wortman** seconded, and the nomination was approved (5-0-0).

CA Advisory Committee Representative Appointments

- The Board discussed options for OMCA's CA Senior Advisory Committee representative and agreed to table the nomination.
- **Mr. Edelson** nominated Jim Alvey to serve as OMCA's CA Tennis Advisory Committee representative, contingent upon Mr. Alvey's acceptance. **Mr. Wortman** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Bob Marietta as OMCA's CA Watershed Advisory Committee representative with Phil Engelke as alternate. **Mr. Wortman** seconded, and the motion passed (5-0-0).

Vote to contribute \$1500 to street beautification

Ms. Engelke motioned to contribute \$1500 to street beautification (\$75 per street for a total of 15 streets). **Mr. Wortman** seconded, and the motion passed (5-0-0).

Vote to contribute \$500 for block parties

Mr. Edelson motioned to contribute \$500 toward block parties (12 units and under, \$25; greater than 12 units, \$50). **Ms. Engelke** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson shared thank you notes and announcements from Talbott Springs Elementary School and Oakland Mills Middle School for OMCA's donations to those schools. He reported that OMCA principal, Dr. Fink, had met with HCPSS grounds to discuss construction of an outdoor classroom and labyrinth. Dr. Fink also gave Mr. Edelson contact information for work on the hill behind OMHS that ran along Thunder Hill Road.

Mr. Edelson reported on testimony he gave on OMCA's behalf at the HCPSS public budget hearing.

Columbia Council Representative Report

Ms. Thomas reported that she had met with CA's new president/CEO, Lakey Boyd. She also shared goals that she hoped the CA Board would work towards in the coming year.

Village Manager Report

Ms. Cederbaum reported that there was a job opening for a new covenant advisor for applications. She also reported that OM's community policing officer, Cpl. Lopez would be transferring from OM at the end of May and that the new officer would attend the first Board meeting in June.

OMCA Facilities and Events Coordinator Brigitta Warren gave an update on facility rentals and announced that the annual plant sale would take place on May 22nd. Howard County EcoWorks would have a booth at the event and would be selling native plants. She also announced that there would be a shredding and vehicle identification etching event on June 5th and two OM pool parties in August.

Ms. Cederbaum said that she would be email the Board with OM's previous County priority lists for review and discussion at the May 25th Board meeting. She also reported that Howard County Bureau of Highways Chief Kris Jagarapu had answered the Board's letter regarding Stevens Forest streetscaping and safety. He said there was not currently funding for the streetscape but that the County would be restriping Stevens Forest Road and would look at safety concerns. Mr. Wortman would take the lead on following up on the issue.

Committee Reports

Public Space Advisory Committee

Mr. Wortman reported that the County had added three curb cuts for ADA compliance (Thunder Hill, Log Chain, and Farewell) as requested by the PSAC.

Board Bulletin Board

Mr. McCormack shared information about a presentation he would be making for the Howard County Housing Opportunities Coalition. He also said that the Howard County Housing Opportunities Master Plan had been completed. He reported that he had been asked to be a member and co-chair of Howard County's Housing Opportunities Implementation Advisory Committee.

Mr. Edelson said that he had been serving on the land use and housing subgroup of the Racial Equity Task Force. The Racial Equity Task Force's recommendations to the County Council (including recommendations by Mr. Edelson's sub-subgroup) were available for view on the task force's website.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:28 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**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., Rena Ross, Warren Wortman

Columbia Council Representative: Virginia (Ginny) Thomas

**Virtual Oakland Mills Board Meeting
Agenda
May 11, 2021**

Topic: Oakland Mills Board of Directors Meeting, May 11, 2021

Time: May 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85948996107>

Meeting ID: 859 4899 6107

One tap mobile

+13017158592,,85948996107# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 859 4899 6107

Find your local number: <https://us02web.zoom.us/u/kp1vJ2O9m>

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 May 11, 2021 Board meeting

Approve minutes from April 27, 2021

7:15 p.m. Resident Remarks

7:25 p.m. NEW BUSINESS

Report from the Oakland Mills Election Monitor Committee (EMC) and Validation of OMCA 2021 Election Results, Bob Berlett and Bob Bartolo, EMC Chairs, OMCA Board (10 min)

7:35 p.m. Board Action Items (20 min)

Architecture Committee Chair Nominations & Vote

Appoint members to Architecture Committee--*Usually all Board members are appointed to this committee;*

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 2019-2020 Resident Architecture Committee (RAC)--*as recommended by the Village Manager*

Current RAC members: Michael Vaughn (Chair), Jerome Rollerson, David Smith, and Kay Wisniewski

Appoint 2019-2020 Non-Resident Architecture Advisory Committee (NRAAC) – *as recommend by the Village Manager*

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:

Education Chair

Housing Chair

Safety & Security Committee Liaison and Chair(s)

Public Space Advisory Committee Chair

Open Space Advisory Committee Chair(s)

BWI Roundtable Liaison, Paul Verchinski

Appointment of CA Advisory Committee Representatives:

Senior Advisory Committee, current rep. Paul Verchinski

Tennis Advisory Committee, current rep. Jim Alvey

Watershed Advisory Committee – current rep. Bob Marietta, alternate Phil Engelke

Vote to contribute \$1,500 to street beautification that would be \$75/street, total 15 streets.

Vote to contribute \$500 for block parties that would be \$25/street, total 20 streets.

7:55 p.m. Board Chair Report

8:05 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas

8:15 p.m. Manager's Report, Sandy Cederbaum

Upcoming Events

Financial and Operations Update

(Board forms will be emailed for signature)

8:20 p.m. Committee Reports (5 min)
Architecture Committee

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

May 22, 2021 – Annual Plant Sale 9 a.m. – 1 p.m.

June 5, 2021 – Shred truck free and only for OM residents, OM rear parking lot, 9 a.m. – 11 a.m.
VIN Etching, Police Trailer lot, free, open to all, must bring registration required

DRAFT



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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

April 27, 2021

Link to YouTube recording of the April 27, 2021 OMCA Board Meeting:

<https://youtu.be/rRO9BOro1c0>

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 7:06 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair (arrived at 7:15 p.m.); Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Rena Ross; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Rashida George

Quorum Present: Yes

Also Present: From Reliable Real Estate Services, LLC: John Dixon, William Steffey, Eric McWilliams, Lisa Myszdowski; William Erskine, Esq.; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the April 13, 2021 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (4-0-0).
- **Ms. Thomas** motioned to approve the April 21, 2021 OMCA Special Board Meeting minutes (ATTACHMENT B). **Ms. Ross** seconded, and the motion passed (4-0-0).
- **Ms. Thomas** motioned to approve the April 27, 2021 OMCA Board meeting agenda (ATTACHMENT C). **Ms. Bryant** seconded, and the motion passed (4-0-0).

Resident Remarks

Resident Kay Wisniewski asked about the Non-Residential Architectural Advisory Committee (NRAAC). The Board answered that the NRAAC was still active and that members of the committee were present.

New Business

NRAAC Process Presentation: Proposed 7/11 Facilities at 5901 Stevens Forest Road

Mr. Edelson reviewed the Non-residential Architectural Advisory Committee (NRAAC) process for changes to non-residential properties. On behalf of Reliable Real Estate Services, LLC, William Erskine, Esq., Eric McWilliams, and Lisa Myszkowski presented a plan to develop the property at 5901 Stevens Forest Road into a 7/11 gas station, convenience store, and car wash. The plan included a site development plan, landscaping, lighting, retaining wall, and elevations/architecture. The Board and residents asked questions regarding signage,

line-of-sight safety, invasive plants, aesthetic/architectural fitness, the retaining wall, and the Village Center Community Plan.

Old Business

Howard County Public School System Hearing on FY22 Operating and Capital Budgets

Mr. Edelson shared a draft of the testimony for final review (ATTACHMENT D). The Board agreed that he could present the testimony at HCPSS's FY22 Operating and Capital Budgets public hearing on May 6th.

FY21 Year End Status/FY22 Draft Budget Discussion

Mr. Edelson reported that Stevens Forest Elementary School had provided an estimate of \$450 for a customized entry rug for the entryway of the school. **Ms. Ross** motioned to include an additional \$450 donation in the FY21 budget to Stevens Forest Elementary School for a custom-made entryway rug. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Ms. Cederbaum presented the OMCA FY22 Draft Budget (ATTACHMENT D). **Mr. McCormack** motioned to approve the OMCA FY22 Budget. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson turned the time over to the Board members, who thanked Ms. Cederbaum, OMCA Facilities and Events Coordinator Brigitta Warren, Ms. Carpenter, and OMCA Covenant Advisors Karina Caico and Carrie Wenholz for their work during the year. **Mr. Edelson** made a presentation to Ms. Cederbaum to thank her for her work during a challenging year. He also thanked Mr. McCormack, Ms. Engelke, Ms. Bryant, Ms. Ross, Ms. George, and Ms. Thomas for their contributions to the Board and the community.

Columbia Council Representative Report

Ms. Thomas reported decisions made by the CA Board regarding the FY21 budget. She said that CA had voted to allow the villages to keep their excess cash, including CARES grants and loans. The assessment share was higher than expected, and the CA Board decided that villages would not have to return the assessment share at the end of FY21. She also reported that the CA Board was studying the feasibility of allowing villages to keep a percentage of excess cash if that cash was used in the village (e.g. improvements to Open Space, CA building maintenance).

Ms. Thomas shared goals that she hoped the Board would encourage with the next OM Columbia Council Representative and thanked the OMCA Board and staff.

Village Manager Report

Ms. Cederbaum reported the elections committee was still waiting to finish collecting ballots through the mail. She said that she would share the results as soon as the elections committee shared the final count. She also gave an update on the Stevens Forest Road safety letter she had sent to the County. Howard County District 2 Aide Ashley Alston said that she had followed up on the letter as well.

Ms. Cederbaum gave an update on finances and operations and the upcoming transition to re-opening. She acknowledged front desk employee Charlotte Cook's presence at the Board meeting and thanked Ms. Carpenter, Ms. Warren, and Ms. Caico. Ms. Wenholz would transition to the position of Covenant Advisor for Letters of Compliance. **Ms. Cederbaum** said that she would be looking for a new Covenant Advisor for Applications.

Committee Reports

Architectural Committee

Ms. Engelke thanked Ms. Cederbaum for her work on exterior alteration applications. She shared the benefits

of online meets for RAC meetings. She also commented on the improvements that had been made in Oakland Mills and shared her architectural committee-related priorities for the upcoming Board year.

Board Bulletin Board

Mr. Carpenter thanked the Board for their service.

Mr. McCormack shared appreciation for the Community and how important it was to be able to share diverse opinions and listen to each other with respect.

Ms. Bryant and **Ms. Ross** said that they were looking forward to working with the Board in the upcoming Board year.

Ms. Cederbaum thanked Mr. Edelson for all the support he gave the Board and the community.

Mr. Edelson reminded the Board and community of the first Board meeting on May 11, 2021, which would be conducted by Ms. Cederbaum until the new Board and Board chair were installed.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:00 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant