



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 ~ Jennifer Hood ~ Rena Ross ~ Warren Wortman
Virginia (Ginny) Thomas, Columbia Council Representative

October 12, 2021

Link to YouTube recording of the October 12, 2021 OMCA Board Meeting:

<https://youtu.be/2jaMXbHZNME>

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 7:07 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack, Vice-chair (arrived 7:12 p.m.); Ginny Thomas, Columbia Council Representative (arrived 7:15 p.m.); Rebecca Bryant; Jennifer Hood; Rena Ross; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Lynn Engelke

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston

Opening of Meeting

- **Mr. Wortman** motioned to approve the September 28, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Bryant** seconded, and the motion passed (5-0-0).
- **Ms. Bryant** motioned to approve the October 12, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (5-0-0).

Resident Remarks

Howard County District 2 Aide Ashley Alston said she was still working on getting clarification on the village's master plan.

New Business

Online Voting

Ms. Cederbaum presented a proposal for online voting (ATTACHMENT C). **Ms. Cederbaum** would follow up on questions from Board members about the process, and the issue would be brought back as Old Business at a future Board meeting.

Old Business

OMCA Testimony for the Howard County Council Public Hearing on the HCPSS Capital Budget (CR154-

2021)

Mr. Edelson shared updated testimony for the Howard County Council Public Hearing on the HCPSS FY2024 Capital Budget and Improvement Plan/CR154-2021 (ATTACHMENT D). The Board agreed that he could share the testimony.

Board Chair Report

Mr. Edelson thanked Ms. Alston, Councilman Jones, and others for their support regarding truck parking in the former Exxon parking lot. A meeting would be held with Howard County Department of Planning and Zoning Director Amy Gowan. The lot's owner had also put up no-trespassing signs, though a few trucks remained parked in the lot.

Mr. Edelson reported that the NRAAC had sent its recommendations to Ms. Engelke (as AC Committee Chair) for consideration. LA Mart was performing well and had a good relationship with customers and the community. Councilman Jones wanted to have a discussion with the Board Chair/Education Chair regarding deferred maintenance funding for OMMS and OMHS, and Ms. Alston was working on scheduling a meeting.

Columbia Council Representative Report

Ms. Thomas said that the CA board would be meeting on October 14th and would receive a report on community input as well as a review of summer 2021 pool attendance. The CA Board would also be holding a retreat with training focusing on diversity and inclusion. There would be a CA budget presentation on October 28th. **Ms. Thomas** also reported on a flooding mitigation on a property in Oakland Mills that was affecting other properties. A permanent bike rack was being installed at The Chrysalis.

Village Manager Report

Ms. Cederbaum reported that Tagi's Hair Design in Thunder Hill was closing. A halal grocer store would be occupying the space and had applied for a sign name change.

Ms. Cederbaum thanked OM Facility and Events Coordinator Brigitta Warren for her work on a successful Fall Festival. She also commended CA Open Space for its help with the festival and thanked other OM staff for helping and the OMCA Board for their support.

OMCA would be holding a holiday lights event in the courtyard. OMHS continued to need food donations for its food pantry. **Ms. Cederbaum** reported that she had toured Stevens Forest and Talbott Springs neighborhoods open space through the CA path system and was able to view some of the harder to access tot lots.

Board Bulletin Board

Ms. Cederbaum said that she and Ms. Carpenter were working on moving the resale packet online to the OM website.

Ms. Thomas said that CA would be swearing in two new CA board members at the next CA board meeting.

Ms. Bryant reported that Yards Alive! gave away over 300 plants at the OM Fall Festival. The organization's booth was a great success and reached many people who did not know previously about native plants. She suggested that CA Open Space train its crew in native plants. She said that a bicyclist had been hit at the intersection of Stevens Forest and Kilimanjaro Roads.

Mr. Wortman said that he had emailed the County about the crosswalk on Stevens Forest Road near the Stevens Forest pool. Visibility was poor and cars often did not yield to pedestrians. Councilman Jones's special assistant, Michael Harris, had offered to set up a meeting with crossing guards. **Mr. Edelson** and **Mr. Wortman** would draft a letter regarding the numerous safety issues on Stevens Forest Road and requesting a meeting with the Howard County Department of Public Works to be shared with the Board for approval.

Ms. Hood suggested installing blinking lights to alert motorists when a pedestrian was in the crosswalk at Stevens Forest pool, like the lights installed in Blandair Park.

Ms. Ross talked to the owner of a commercial food truck parked on Basket Ring Road. Officer Roberto Lopez said he would also look into the truck.

Mr. Edelson reported that the Wilde Lake band had been booed and racially insulted at games. He suggested writing a letter of support to Wilde Lake and expressed hope that HCPSS would be proactive about the matter.

Mr. Edelson adjourned the OMCA Board meeting at 8:19 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Virginia (Ginny) Thomas, Columbia Council Representative

September 28, 2021

Link to YouTube recording of the September 28, 2021 OMCA Board Meeting:

<https://youtu.be/k1KYOjQm7Pg>

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, Chair; Bill McCormack, Vice-chair (arrived 7:17 p.m.); Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant (arrived at 7:06 p.m.); Jennifer Hood; Rena Ross; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; Columbia Association President/CEO Lakey Boyd; Oakland Mills United Executive Director Samuel Hahn.

Opening of Meeting

- **Ms. Thomas** motioned to approve the September 14, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Ms. Thomas** motioned to approve the September 14, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (5-0-0).

Resident Remarks

Thunder Hill residents Alan Coltri, Roger Bylsma, and Patrick Raynaud expressed their support for the Orchard Green Tot Lot pathway extension/Red Branch crosswalk. Mr. Bylsma suggested making the public more aware of the issue so that more residents could share their support with public officials. **Mr. Wortman** reported that he had sent a letter to CA, County, and State representatives. County Executive Calvin Ball's community liaison, Safa Hira, had responded and said that she would put in a request with the budget personnel for the multi-use path to be added to the County budget.

Alex Hekimian shared his concern that CA was not considering its priorities for the upcoming CA budget. He asked the Board to advocate for the opening of all outdoor pools for summer 2022. **Mr. Edelson** said that OMCA requests for the CA FY23 budget had been sent to CA and included advocating for the reopening of all pools.

Executive Director of Oakland Mills United Samuel Hahn thanked the OMCA Board for successfully

advocating to add Oakland Mills High School deferred maintenance to the HCPSS Capital Improvement Plan.

New Business

Meet & Greet with CA President/CEO Lakey Boyd

CA President/CEO Lakey Boyd introduced herself and addressed concerns from the community. She said some of her main focuses would be helping newer residents understand services offered by CA, increasing transparency, strengthening partnerships, improving amenities, continuing CA's environmental stewardship, and improving communication between CA and the villages. Board members shared concerns and suggestions about several issues.

Old Business

Planning Board Hearing on Superintendent's HCPSS Capital Budget

Mr. Edelson shared the updated FY2024-28 Capital Improvement Program, which included a move-up of the Oakland Mill Middle School renovation/addition to FY2024 and the addition of an OMHS renovation to the list of projects. He shared the testimony he would be giving at the Howard County Planning Board hearing on the Superintendent's HCPSS Capital Budget (ATTACHMENT C). He encouraged those who gave testimony at the Board of Education's hearing on the Superintendent's HCPSS Capital Budget and Improvement Plan to express their gratitude to the BOE members who voted in support of OM schools.

Board Chair Report

Mr. Edelson said that there had been no update from Cedar Realty about the former 2nd Chance Saloon space. He reported that there had been complaints from residents about trucks parking in the vacant former Exxon lot and that OMCA had contacted the owner of the lot. Howard County District 2 Aide Ashley Alston said that she had contacted HCPD and that officers would patrol the area.

Columbia Council Representative Report

Ms. Thomas said that pool attendance statistics would be made available to the public. She asked Ms. Boyd about extending Lakefront events through spring and fall. Bonuses were being offered for new aquatics and school age services staff. **Ms. Thomas** spoke about HoCo by Design and village center development as well as development along Columbia's parkways and Gateway. She also spoke about the need for Open Space to be connected, possible maintenance by the County of pedestrian overpasses, dead trees on Broken Land Parkway, and continuing the tot lot pilot program in Oakland Mills. She said the County would be holding a public hearing on September 29th about the use of American Rescue Plan funding.

Village Manager Report

Ms. Cederbaum reported that OMCA was fiscally doing well. Staff continued to work on a staggered hybrid schedule. She thanked OMCA Facility and Events Coordinator Brigitta Warren for her work on rentals and the Fall Festival. She said OMCA would be hosting an outdoor holiday event in the courtyard in December. She reported that Lavinia Nesmith would be hosting a free jazz concert on October 17th at the Pushcart Lane open space.

Committee Reports

Architecture Committee

Ms. Engelke presented a property for consideration of a 15-day final notice. **Mr. Edelson** motioned to send a 15-day final notice to the owners of 5338 Lightning View Road for all the violation items listed. **Ms. Bryant** seconded, and the motion passed (7-0-0).

Mr. Edelson motioned to send a resolution to CA if the owners of 5338 Lightning View Road did not respond to the final 15-day notice. **Mr. Wortman** seconded, and the motion passed (7-0-0).

Board Bulletin Board

Ms. Cederbaum said that HCPD Neighborhood Community Resource Officer Joseph DeBronzo had his last day in this position on September 23, 2021. Officer Roberto Lopez would be filling in until a new officer was assigned.

Ms. Thomas encouraged residents to come to the Fall Festival and get their free plants from Yards Alive.

Mr. Bryant also encouraged to residents to come and get free plants at the festival. She also reported that the State had passed new HOA regulations and guidelines. **Ms. Cederbaum** said that a presentation on the new regulations/guidelines was on the Hickory Ridge website. **Ms. Bryant** asked Ms. Engelke about progress on revising the OMCA architecture guidelines. **Ms. Cederbaum** explained the review and approval process for the architecture guidelines, which would include review by the community, CA's legal Counsel, and the OMCA Board. **Ms. Bryant** indicated that she would like to serve on the committee that would review the guidelines.

Mr. Edelson said that he would discuss safety issues at the intersection of Stevens Forest Road and Kilimanjaro Road with Mr. Wortman and the OMCA Public Space Advisory Committee.

Mr. Edelson adjourned the OMCA Board meeting at 8:43 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: Jonathan Edelson, Chair; Bill McCormack Jr., Vice-Chair

Lynn-Steven Engelke, Architecture Committee Chair;

Rebecca Bryant, Jennifer Hood, Rena Ross, Warren Wortman

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting – Virtual Meeting
Tuesday, October 12, 2021, 7:00 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/84727868255>

Meeting ID: 847 2786 8255

One tap mobile

+13017158592, 84727868255# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 847 2786 8255

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

7:00 p.m.

Opening of meeting

Approve Minutes from September 28, 2021 Board Meeting

Approve Agenda for October 12, 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.

NEW BUSINESS (15 min)

Online Voting option discussion for 2022 Village Election, board discussion (15 min)

7:30 p.m.

OLD BUSINESS (10 min)

Review OMCA testimony for Oct. 18, 2021 Howard County Council Public Hearing on the HCPSS Capital Budget, board discussion

7:40 p.m.

Board Chair Report, Jonathan Edelson (10 min)

7:50 p.m.

Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)

Vice-Chair of the Columbia Association Board of Directors

Update on the budget process for Columbia Association

Stream erosion issues

CA Board and staff DEI training

Review of Summer 2021 outdoor pool season

8:00 p.m. **Village Manager Report**, Sandy Cederbaum (5 min)
Financial and Operations Update

8:05 p.m. **Board Bulletin Board** (5 min)

8:10 p.m. **Adjourn**



Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place
Columbia, MD 21045
410-730-4610 • oaklandmills.org



October 18, 2021

Oakland Mills Community Association Testimony on the HCPSS Capital Budget and Capital Improvement Program; CR154-2021

Good evening and thank you for this opportunity to discuss Council Resolution 154-2021 for the school system's capital budget and capital improvement program. My name is Jonathan Edelson, and I am representing the nearly 10,000 members of the Oakland Mills Community Association (OMCA).

For several years, OMCA has questioned the school system's capital improvement program. It continued to defer renovations to Oakland Mills Middle School and omitted any planned capital investment in Oakland Mills High School, despite the age of both buildings, the high dollar values of deferred maintenance and renovations, and the number of critical systems and fixtures that were well beyond the end of useful life.

We are pleased that the Board of Education voted to move up renovations to Oakland Mills Middle School to 2024 and to add Oakland Mills High School renovation to the plan for 2026. We encourage you to support this plan.

Both schools, in addition to having long-standing and deferred renovation needs, also have health and safety issues. Recent inspections have uncovered mold and high humidity in these buildings. Several plumbing fixtures have elevated levels of lead, and aging exterior surfaces present tripping hazards. These issues, along with others, are documented in the attachments I am providing with the electronic copy of this testimony.

OMCA is thankful that these conditions should not persist much longer if these two schools stay in the capital plan as scheduled and receive much-needed funding. OMCA encourages you to support this plan and work with our County Executive and state leadership to ensure the school system receives the funding it needs to execute the plan.

October 12, 2021

Prepared by Sandy Cederbaum, Village Manager

Presentation to the Oakland Mills Board on Online Voting for Village Elections

Online voting could be an additional option in our “election toolbox” for Oakland Mills property owner/renters to vote. Property owners will have the option to EITHER vote online, vote via mail-in ballot, or vote in-person on election day.

The majority of Columbia’s villages offer online voting and have for the past 4 years. They have all been pleased with the integrity of the process and the professionalism of the company that provides the online voting system.

Online Voting Company: Intelliscan

The villages have a contract with Intelliscan, and the cost per village is based on the number of villages that participate in the election. For example, last year Wilde Lake paid \$650 for online voting.

Assignment of Voting PIN – Personal Identification Number

Properties are assigned one **PIN**. If the property is leased the absentee owner also receives a PIN. We follow the Articles of Incorporation for the number of votes per property.

The **PIN** will be printed on the election ballot. The ballot will be part of the Election Mailing and the mailing will include explicit instructions for the three options to vote. **PIN** can only be used one time. Once a property owner votes online, they cannot change that vote. They cannot vote a second time online.

Anonymity of the Online Vote:

The village will receive reports that indicate which property voted but will not receive reports on the tally for the candidates or how the property voted. The tally of the number of votes per candidate will be released online at the close of the election and we, OMCA, specify what date and time that occurs.

Online Voting to Supersede Mail-In or In-Person Voting:

If, in addition to voting online, a person sends in a ballot and/or wants to vote in person, their online vote will supersede other voting methods. Absentee ballots will be cross-checked against the online voters. If the absentee property has already voted online, we will not count the absentee ballot. They will be kept in a separate folder and each absentee ballot envelope will have a notation that they voted online. If someone comes in to vote in-person on election day, we will cross check their name/address against the list of online voters. If they already voted online, they will not be able to vote in person.

PROPOSED OMCA ELECTION PROCESS FOR 2022



PIN (Personal Identification Number Assigned)
and added to the top right corner of the Election Ballot



ELECTION MAILER – Mailer will include detailed instructions of the three voting options and how to utilize each option. Eligible voters can only choose one option of the three – online, absentee, or in-person



ONLINE: Log into the secure website provided and follow the directions, which will include entering your PIN and voting for candidates and/or possible amendments to legal docs. **ONLINE VOTING IS ANONYMOUS.** No one associated with OMCA or the OMCA elections will have any access to how a property voted.

OR



ABSENTEE BALLOT: Fill out absentee ballot and ballot envelope and either mail through USPS or drop in the secure mailbox located outside the front door of The Other Barn. **ABSENTEE VOTING IS ANONYMOUS.**

OR



IN-PERSON VOTING: Vote at The Other Barn on Election Day. **IN-PERSON VOTING IS ANONYMOUS.**