



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

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September 28, 2021

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

<https://youtu.be/k1KYQjQm7Pg>

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 28, 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 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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September 14, 2021

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https://youtu.be/p0oV_fnYI-8

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, Chair; Bill McCormack, Vice-chair (arrived 7:51 p.m.); Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Representative (arrived 7:33 p.m.); Rebecca Bryant; Jennifer Hood (arrived 7:04 p.m.); Rena Ross (arrived 7:10 p.m.); Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; Howard County Department of Transportation Bicycle and Pedestrian Coordinator Chris Eatough; Howard County Department of Transportation Bicycle and Pedestrian Planner Molly Nur; see resident list.

Opening of Meeting

- **Mr. Wortman** motioned to approve the August 24, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (4-0-0).
- **Ms. Engelke** motioned to approve the September 14, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded. **Mr. Wortman** asked to amend the agenda, and the motion on the amended agenda passed (5-0-0).

New Business

Howard County Department of Transportation Presentation on Oakland Mills Road

Howard County Department of Transportation Bicycle and Pedestrian Coordinator Chris Eatough presented the Oakland Mills Road Complete Streets Project (ATTACHMENT C). A question and answer session followed.

Old Business

HCPSS Board of Education Public Work Session on the Superintendent's Capital Budget

Mr. Edelson reviewed HCPSS Superintendent Michael Martirano's FY23 Capital Budget and Capital Improvement Program Proposal (ATTACHMENT D). The proposed budget and improvement program did not

include Oakland Mills High School's deferred maintenance. **Mr. Edelson** encouraged residents to provide testimony at the September 23rd Board of Education meeting, during which the BOE would consider the Superintendent's proposed budget and improvement program. He also encouraged residents to write to their local and state representatives. **Mr. Edelson** said that he would update OMCA's BOE testimony regarding deferred maintenance at Oakland Mills Middle School and OMHS to reflect recent developments and then send the draft to the Board for review.

Board Chair Report

Mr. Edelson updated the Board on the NRAAC application process for the proposed 7/11 convenience store, gas station, and car wash. He reported that he was waiting to hear back from Cedar Realty regarding demolition of the former 2nd Chance Saloon space. **Mrs. Thomas** asked about the County's treatment of Columbia's eight village center community plans. **Mr. Edelson** requested that Howard County Council District 2 Aide Ashely Alston reach out to the County for more information. Ms. Alston agreed to gather information.

Old Business (continued from earlier)

Orchard Green Path

Mr. Wortman shared a draft of a letter (ATTACHMENT E) he prepared to send to the County, State, and CA encouraging the various parties to collaborate to improve pedestrian and bike access from the Thunder Hill Neighborhood to businesses on the other side of MD Route 108. This would include extension of the Orchard Green Tot Lot pathway to a proposed County multi-use path and the Red Branch signal on MD Route 108, as well as installation of a crosswalk at the intersection. **Mr. Edelson** motioned to approve the letter to State, County, and CA representatives in support of collaboration and funding for the Orchard Green Tot Lot pathway extension to the proposed County multi-use path/Red Branch Road, including the crosswalk installation. **Ms. Thomas** seconded, and the motion passed (7-0-0).

Columbia Council Representative Report

Ms. Thomas reported that CA was putting together a presentation for the village boards regarding a study that the CA Climate Change and Sustainability Advisory Committee was conducting. The study's purpose was to examine CA's vulnerabilities to climate change.

Village Manager Report

Ms. Cederbaum said that the Oakland Mills Fall Festival would take place October 2nd outside The Other Barn. She thanked Ms. Alston for following up with the Department of Public Works about safety issues on Stevens Forest Road. Ms. Cederbaum would be sending a follow-up letter to Howard County DPW Traffic Engineering Division Chief Jennifer Biddle. **Mr. Edelson** suggested including the Lake-to-Lake Trail as an added advocacy point since Stevens Forest Road was part of the trail.

Committee Reports

Architecture Committee

Ms. Engelke reported on progress with new Covenant Advisor Michael Vaughn. She shared a report for Letters of Compliance by OMCA Covenant Advisor Carrie Wenzholz (ATTACHMENT F). She reported on progress by the NRAAC on the 7/11 gas station/convenience store application. **Ms. Cederbaum** explained the County process for the 7/11 proposal.

Board Bulletin Board

Mr. Wortman said that he had heard at a Bike HoCo meeting that all of the bike racks at OMHS were full and that the school needed more.

Mr. Edelson adjourned the OMCA Board meeting at 9:14 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

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**Oakland Mills Community Association
Village Board**

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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, September 28, 2021, 7:00 p.m.**

Join Zoom Meeting – Tues. Sept. 28, 2021

<https://us02web.zoom.us/j/89656807537>

Meeting ID: 896 5680 7537

One tap mobile

+13017158592,,89656807537# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 896 5680 7537

Find your local number: <https://us02web.zoom.us/j/89656807537>

7:00 p.m.

Opening of meeting

Approve Minutes from September 14, 2021 Board Meeting

Approve Agenda for September 28, 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 (30 min)

Lakey Boyd, CA President/CEO 'Meet and Greet' and CA/OMCA issues discussion (30 min)

7:45 p.m.

OLD BUSINESS (10 min)

Planning Board Hearing on Superintendent's HCPSS Capital Budget on Oct. 7, Board discussion (10 min)

7:55 p.m.

Board Chair Report, Jonathan Edelson (10 min)

- 8:05 p.m.** **Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min)
Vice-Chair of the Columbia Association Board of Directors
- 8:15 p.m.** **Village Manager Report**, Sandy Cederbaum (5 min)
Financial and Operations Update
- 8:20 p.m.** **Committee Reports (5 min)**
Architecture, Lynn Engelke, Chair (5 min)
- 8:25 p.m.** **Board Bulletin Board (5 min)**
- 8:30 p.m.** **Adjourn**



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



October 7, 2021

Oakland Mills Community Association Testimony on the HCPSS Capital Budget and Capital Improvement Program

Good evening and thank you for this opportunity to discuss 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).

A couple of years ago, I came before this board to encourage you to question 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. I encourage you to support this plan.

Both schools, in addition to have 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 as long as these two schools stay in the capital plan as scheduled and receive much-needed funding. OMCA encourages you to support this plan as you advise our County Council.