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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 26, 2021**

**Link to YouTube recording of the October 26, 2021 OMCA Board Meeting:**

<https://youtu.be/W-kM5QLbEM8>

## **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 7:10 p.m.); Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Jennifer Hood; Rena Ross (arrived at 7:57 p.m.); Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Rebecca Bryant

**Quorum Present:** Yes

**Also Present:** Howard County Council District 2 Aide Ashley Alston and Oakland Mills United Executive Director Samuel Hahn; see resident list.

## **Opening of Meeting**

- **Ms. Thomas** motioned to approve the October 12, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (4-0-0).
- **Ms. Thomas** motioned to approve the October 26, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (4-0-0).

## **New Business**

### ***Donation Requests***

**Mr. Edelson** shared donation requests received by OMCA (ATTACHMENT C). A discussion ensued. **Mr. Wortman** asked for more information on Oakland Mills United (OMU), which OMU Executive Director Samuel Hahn provided. The donation requests would be brought back as Old Business at the November 23<sup>rd</sup> Board Meeting after the OMCA FY22 2<sup>nd</sup> quarter financials had been received.

## **Old Business**

### ***Online Voting Options for the 2022 OMCA Elections***

**Ms. Cederbaum** shared answers to Board members' questions regarding online voting, which she had obtained from Intelliscan, Inc. (ATTACHMENT D). A discussion ensued. Hickory Ridge board member Skye Anderson shared her village's positive experience with online voting. **Ms. Cederbaum** would follow up on further questions from the Board, and the subject would be brought back as Old Business at a future Board meeting.

### ***Update on Testimony Regarding Deferred Maintenance at OMMS and OMHS***

**Mr. Edelson** thanked all who shared oral or written testimony at the October 18<sup>th</sup> County Council hearing on HCPSS's proposed Capital Budget and Capital Improvement Plan, including two students who shared oral testimony. He shared the results of a County Council work meeting held earlier in the day and asked Howard County Council District 2 Aide Ashley Alston about meeting with Councilmember Opel Jones regarding deferred maintenance. Ms. Alston said she would follow up about the meeting.

### ***Board Chair Report***

**Mr. Edelson** gave an update on the status of NYC Pizza's occupancy of a space in the village center. He also gave an update on the request that the County conduct a comprehensive review of Stevens Forest Road. An OMMS student had been hit by a car in the crosswalk at Stevens Forest and Kilimanjaro Roads while on his way to school, and an OM resident was hit by a car while on his bike at the same crosswalk. Ms. Alston said she would update Mr. Edelson after Councilmember Jones' meeting with the Howard County Department of Public Works, which would take place on Thursday.

### ***Columbia Council Representative Report***

**Ms. Thomas** reported on the CA FY 23 budget process, which included 3 budget scenarios, as well as the timeline for future meetings.

### ***Village Manager Report***

**Ms. Cederbaum** reported that facility rentals were going well. She praised OMCA's Covenant Advisors, Karina Caico, Michael Vaughn, and Carrie Wenholz, for their teamwork in moving covenant issues forward. She gave an update on cash reserves and said she was awaiting further information from CA on the process. **Ms. Thomas** shared her concern that the village be included on decisions on how cash reserves would be used on environmental issues.

### ***Committee Reports***

#### ***Architecture Committee***

**Ms. Engelke** presented a property for consideration of a 15-day final notice regarding an unapproved in-home business. **Mr. Edelson** motioned to send a 15-day letter to the owner of 9452 Sargossa Place and to send a resolution to CA if the owner did not respond. **Mr. Wortman** seconded, and the motion passed (6-0-0).

**Ms. Engelke** shared a report from Property Concerns Covenant Advisor Karina Caico (ATTACHMENT E).

**Ms. Engelke** gave an update on commercial vehicles parking in the vacant, former Exxon lot. She gave an update on the 7-Eleven gas station/convenience store NRAAC application. The developer will be holding a pre-submission virtual meeting on the proposed 7-Eleven site.

#### ***Public Space Advisory Committee (PSAC)***

**Mr. Wortman** reported on the October PSAC meeting (ATTACHMENT F). Councilmember Jones' office and HCPD sent a letter on HCPD's observations at the crosswalk at Stevens Forest Neighborhood Center. **Mr. Wortman** reported that businesses along Route 108 were supportive of the crosswalk at Red Branch Road. He would send the Board a draft of the testimony he planned to give at the County Executive's Citizens Budget hearing in December requesting funding for the County's portion of the Orchard Green pathway/Red Branch

crosswalk project.

### ***Education Committee***

**Mr. Edelson** reported that OMHS teacher Amy Brooks, OMMS principal Regina Coleman, and others attended the OM Education Committee meeting that evening. They planned to put together a Google slide presentation to help students feel more comfortable advocating for the schools. The outdoor classroom, small performance space, and labyrinth, to which OMCA had donated funds, were now being installed at OMHS near the tennis courts. Ms. Brooks was looking for artistic ideas for painting the labyrinth.

### **Board Bulletin Board**

**Ms. Thomas** asked about an outdoor movie event and thanked Ms. Cederbaum and OMCA Facilities and Events Coordinator Brigitta Warren for their help with the event.

**Ms. Ross** said that she would be following up with Officer Lopez about the seafood truck.

**Mr. Wortman** said that the County's Complete Streets design manual was open from comments.

**Ms. Engelke** announced that the date for the developer's pre-submission virtual meeting on the proposed 7-Eleven gas station/convenience store would be November 17<sup>th</sup> at 6:30 p.m. More details would follow.

**Mr. Edelson** discussed December Board meetings with the Board. The Board agreed to not hold a regular Board meeting on December 28<sup>th</sup> due to the winter holiday.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**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 14<sup>th</sup> 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 28<sup>th</sup>. **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

DRAFT



**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 26, 2021, 7:00 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/81875925610>

Meeting ID: 818 7592 5610

One tap mobile

+13017158592,,81875925610# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 818 7592 5610

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

- 7:00 p.m. Opening of meeting**  
Approve Minutes from October 12, 2021 Board Meeting  
Approve Agenda for October 26, 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 (10 min)**  
**Donation Requests Received**, board discussion
- 7:25 p.m. OLD BUSINESS (25 min)**  
**Online Voting option discussion for 2022 Village Election**, board discussion (10 min)
- Deferred Maintenance at OMMS and OMMS update on testimony**, Board discussion (5 min)
- 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**

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

**8:05 p.m.**                    **Committee Reports (20 minutes)**  
**Architecture Committee**, Lynn Engelke  
~**Report from Covenant Advisor for Property Concerns**, Karina Caico  
**Public Space Committee**, Warren Wortman  
**Education Committee**, Jonathan Edelson

**8:25 p.m.**                    **Board Bulletin Board** (5 min)

**8:30 p.m.**                    **Adjourn**



**Donation Requests Received**

**2021\_2022 Board Year**

**Oakland Mills Expense Line for Donations in FY22 Budget: \$3000**

<b>ORGANIZATION NAME</b>	<b>AMOUNT</b>
OMU (Oakland Mills United)	\$ 688
OMO (Oakland Mills Online)	\$ 2,000
OMMS PTSA Breakdown \$400 band teacher; \$100 English Language Arts Department	\$ 500
SFES PTA	\$ 1000
Battle of the Books, SFES	\$ 250
Grassroots	no amount listed
<b>Request Total:</b>	<b>\$ 4438</b>

Summary of requests, detail in attached donation requests from organizations:

**OMU** – Funds requested to purchase a MacMini using this new technology OMO will help to expand outreach to Oakland Mills students through virtual leadership academy; road to college programs. A lesser amount between \$550-\$650 accepted provided that OMO can provide needed funds for the purchases. OMU has applied for their 501C(3) and the application is in the processing stage. OMO has offered serve as their financial sponsor for this request.

**OMO** – Funds requested to purchase a new laptop that will be used to host zoom/hybrid events, build a new website, and share learning opportunities with the Oakland Mills community.

**OMMS PTSA** – Funds will assist the Band teacher purchase new drum ads and stands for the percussionists, and funds for the English Language Arts department to purchase new classroom library books.

**SFES PTA** – Funds to defray costs for a mobile STEM lab; field trip enrichment classes; supply kits for science fair and/or Reflections art contest.  
Stem Lab \$750-\$1500; Field Trip \$1200-\$1500; Science/Art Kits \$900  
Request of \$1000 to help defray costs.

**Battle of the Books, SFES** – costumes, enrichment opportunities and excursions in conjunction with the books the students are reading.

**Grassroots** – no amount requested

October 14, 2021

### Online Voting Option Presentation

#### Follow-up from questions raised at the October 12, 2021 OMCA Board meeting:

**Question:** How does the voter receive verification once the online vote is cast/submitted:

**Answer** from Intelliscan (Company): An email confirmation can be sent to the voter after the vote has been submitted.

**Question:** Can a voter change their vote after it was submitted?

**Answer** from Company: Once the vote is submitted it is final. However, if the organization has rules in place to allow a vote to be changed, then the company could set up a system where the voter could contact the company by email and ask that they remove the vote and vote again.

**CAUTION from Village Manager:** I do not recommend allowing an online vote to be changed. We should not do anything to interfere with the original vote cast or the integrity of the online vote. As I mentioned – we do not provide for changing votes for absentee ballots received and should not for allow for online vote changes.

**Question:** Did villages who offered online voting see an increase in the number of people who voted?

**Answer:** Yes.

**Question:** How do we determine when polls close?

**Answer:** Oakland Mills picks the date and time in advance of the election, informs Company, and informs community in all elections correspondence.

**Additional information from Company:** Company would provide Oakland Mills with a real time reporting website that shows up-to-the-second results. We give this to clients who need to announce results right away. The actual final results document would follow that Monday or Tuesday. The results on the real time results page would be the exact same as on the final results.

We could ask that the real time reporting results website be available to OMCA at the close of the polls on election day. Election results are not final until the end of the election appeal timeline and when the Board has accepted the election results. Final results documents will have been received within that timeframe.

**Question:** What security measures are in place to prevent hacking into the system?

**Answer from Company:** All servers are locked down behind a firewall monitored by intrusion detection software. Access into the servers is only granted to a select few users through a VPN. The database management system does not accept HTTP traffic directly and is only open through users connected to the VPN through ports protected by the firewall.

## Covenant Violations by the Numbers as of 10/4/2021

Update prior to Covid-19 start (start date for purposes of this report is 3/12/21)

65	Closed
8	ARC
5	Open
16	Not OMCA Issue
94	Total

Update from start of Covid-19 until 10/4/21

56	Closed
1	ARC
28	Open
27	Not OMCA Issue
112	Total

All existing cases as of 10/4/21

9	ARC
33	Open

Examples of common violation complaints:

- Seasonal yard maintenance
- Unapproved exterior alterations (including tree removals)
- Recreational Vehicles in driveway (RV's, boats, trailers)
- Less common but time consuming to address- possible unapproved in-home businesses

Examples of NON-OMCA enforceable complaints are:

- Complaints about vehicles parked in street (not registered, illegally parked)
- Dumping of trash
- Noise
- Common area concerns in a secondary HOA



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## Oakland Mills Community Association Public Space Committee Meeting Minutes

Tuesday, October 19, 2021

### Attendees:

- Warren Wortman, chair
- Jim Caffey
- Mike Westendorf
- Marc Klein

### Discussion(s):

- **Stevens Forest Rd.** In the span of a week, two bicyclists have been struck by cars at the intersection of Kilimanjaro and Stevens Forest. Neither was severely injured, thankfully. Jonathan Edelson and Warren Wortman will be drafting a letter to advocate for improvements to Stevens Forest Rd and the unsafe situation. Warren Wortman also witnessed the morning Stevens Forest ES pedestrian, car, and bus traffic on 2 mornings, prompted by an email complaint about the crosswalk on SF Rd near the pool.
- **OMHS NoMow Hill** - The hill has been mowed. We will discuss with Yards Alive to improve the plantings on the hill.
- **Orchard Green and MD 108 pedestrian crossing.** Tomorrow, October 20th, we will visit some of the local businesses along Red Branch Rd and MD 108, to inform them of this project. Also, we plan to give testimony at the County Exec's Budget hearing (not yet scheduled).
- **The Dobbin Road Pathway.** Howard County will hold a virtual meeting to discuss the Dobbin Road Pathway on Oct 28, 2021, from 7:00 pm - 8:30 pm (Webex). Warren Wortman and Mike Westendorf plan to attend.
- **Free Bikes 4 Kidz.** Mike Westendorf attended the Free Bikes 4 Kidz event last Saturday, repairing bikes and plans to attend one this Saturday. It is located at 6100 Merriweather Dr.

### Action Items:

- Visit Red Branch Rd businesses about the MD 108 crosswalk
- Prepare testimony to present to the County Exec about the MD 108 crosswalk and Orchard Green pathway
- Attend the Dobbin Road Pathway virtual meeting

**Next Meeting:** November 16, 2021, from 7:00 pm - 8:00 pm via zoom.