



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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December 14, 2021

Link to YouTube recording of the December 14, 2021 OMCA Board Meeting and AC Appeal:

<https://youtu.be/nXK0JccV0Q8>

OMCA Architectural Committee Appeal

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

Ms. Engelke called the meeting of the Architectural Committee to order at 6:38 p.m.

Present: Lynn Engelke, Architectural Committee Chair; Jonathan Edelson, OMCA Board Chair; Bill McCormack Jr., OMCA Board Vice-chair; Rebecca Bryant; Rena Ross (arrived at 6:55 p.m.); Warren Wortman (arrived at 6:59 p.m.)

Absent: Jennifer Hood

Quorum Present: Yes

Mr. Edelson proposed delaying the start of the regular OMCA Board meeting so that the AC Committee appeal could receive a full half-hour of consideration, and the Board agreed.

Ms. Engelke presented information on procedure. Michael Vaughn, OMCA Covenant Advisor for Applications, then presented the appeal which had been made by the owner of 9461 Greco Garth, Ola Feaster.

Mr. Feaster, who represented the owner, Ola Feaster, was unable to present the reason for the appeal due to technical difficulties. **Mr. Edelson** motioned to table the application appeal due to technical difficulties. **Mr. McCormack** seconded, and the motion passed (6-0-0).

Ms. Engelke adjourned the meeting of the OMCA Architectural Committee at 7:01 p.m.

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; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Rena Ross; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Jennifer Hood

Quorum Present: Yes

Also Present: Howard County Council District 2 Special Assistant Michael Harris; Howard County Executive's Community Liaison Safa Hira; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the November 23, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (6-0-0).
- **Ms. Thomas** motioned to approve the December 14, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (6-0-0).

Resident Remarks

Howard County Executive's Community Liaison Safa Hira said that the County would hold a Toys for Tots event this week. If anyone wanted to volunteer, they could contact her.

Board Chair Report

Mr. Edelson reported on CA's response to the Board's inquiry regarding expansion of electric scooters into the East Columbia portion of the multi-use path, which ran through Oakland Mills. CA said that e-scooters could be allowed, depending on the CA Board and President's decision. The Board agreed that Ms. Cederbaum and Mr. Edelson could contact CA to ask that e-scooters be considered for expansion into the East Columbia portion of the multi-use path.

The Board discussed a recent spike in Covid cases in HCPSS schools, including Oakland Mills schools. Mr. Edelson would send a draft letter to the Board for review before sending it to HCPSS.

Columbia Council Representative Report

Ms. Thomas updated the Board on the CA FY2023 budget process, including a defeated attempt to increase the assessment charge, CA Board request of an addition \$1 million in the budget for facilities maintenance, and land use/identification of ownership of land.

Ms. Thomas reported that she had asked CA for a presentation to the OMCA Board about stream restoration projects. Ms. Thomas would coordinate between CA and Mr. Edelson and Ms. Cederbaum.

Village Manager Report

Ms. Cederbaum reported that the Holiday Lights in the Courtyard had been postponed due to weather. The Other Barn would be closed for the winter holiday. She also gave an update on Covid safety measures at The Other Barn.

Committee Reports

Architecture Committee

Ms. Engelke reported that the Architectural Committee appeal which had been held earlier in the evening had been tabled until a later date.

Board Bulletin Board

Board members wished everyone Happy Holidays.

Mr. Wortman said that the market at Thunder Hill neighborhood center had a “Coming Soon” sign. The Public Space Committee meeting had been cancelled for December 21st.

Mr. Edelson said that the Board would continue to meet virtually due to the increase in Covid cases as well as the new Omicron variant.

Mr. Edelson motioned to go into closed session to discuss matters pertaining to employees and personnel. **Mr. McCormack** seconded, and the motion passed (6-0-0).

The closed session of the OMCA Board began at 8:17 p.m. and ended at 8:52 p.m.

Mr. Edelson went into the regular open session of the OMCA Board at 8:53 p.m.

Upon return to open session, it was announced that during the closed session the Board voted on staff bonuses and the Village Manager’s performance appraisal.

Mr. Edelson adjourned the OMCA Board meeting at 8:54 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Virginia (Ginny) Thomas, Columbia Council Representative

November 23, 2021

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

<https://youtu.be/CIQatyFrpxQ>

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 7:02 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack, Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant (arrived at 7:35 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; Oakland Mills United Executive Director Samuel Hahn; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the November 9, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (6-0-0).
- **Ms. Engelke** motioned to approve the November 23, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Ms. Thomas** seconded, and the motion passed (6-0-0).

Resident Remarks

Resident Margaret Mauro, a member of CA's Yards Alive, spoke about the purpose of the program. Members of the program hoped to receive more funding from CA.

Old Business

Donation Requests

Mr. Edelson reviewed donation requests OMCA had received (ATTACHMENT C). A discussion ensued. **Ms. Engelke** motioned to donate \$550 to Oakland Mills United, \$500 to Oakland Mills Online, \$500 to Oakland Mills Middle School, and \$1000 to the Stevens Forest PTA with a revisit of the requests during the fiscal 3rd quarter to determine if further donations could be granted. **Mr. Wortman** seconded, and the motion passed (6-0-0).

County Executive's Resident's Budget Hearing Testimony

Mr. Edelson shared the draft testimony for the County Executive's Resident's Budget Hearing, which would be held on December 13th (ATTACHMENT D). A discussion ensued. Ms. Cederbaum, Mr. Edelson, and Mr. Wortman would work on refining the testimony.

OMCA 2022 Elections Online Voting

Ms. Cederbaum shared legal information on adding online voting to the OMCA Elections process (ATTACHMENT E). A discussion ensued. **Mr. Edelson** motioned to continue the process of enacting online voting for OMCA's 2022 Elections and following the *Maryland HOA Act section 11B-113.2 Electronic transmission of votes or proxies*. **Ms. Engelke** seconded, and the motion passed (6-1-0). Ms. Cederbaum and Ms. Carpenter would review the election guidelines and present a draft at the January OMCA Board meetings. Mail-in and in-person voting would still be available.

Stevens Forest Road Safety Issues

Mr. Wortman updated the Board on safety issues on Stevens Forest Road. Ms. Cederbaum, Mr. Edelson, and Mr. Wortman had drafted a letter to send to Howard County Bureau of Highways Chief Kris Jagarapu with County Executive Calvin Ball, Howard County District 2 Councilmember Opel Jones, and Howard County Department of Transportation's Bicycle and Pedestrian Coordinator Chris Eatough to be cc'd. **Mr. Edelson** thanked Howard County District 2 Aide Ashley Alston for listing OMCA's issues on SeeClickFix, which was the County's suggested process for bringing up such issues. **Ms. Cederbaum** said that the safety issues on Stevens Forest Road were so broad that they could not be shared in a single SeeClickFix listing. Ms. Alston said her office had met with County Executive Ball's office to discuss the Board's concerns about Stevens Forest Road safety issues as well as OM's priority list and other emails. She would apprise the Board of any updates from the County Executive's office before the December 13th Resident's Budget Hearing.

Board Chair Report

Mr. Edelson reported that NYC Pizza would be opening on November 27th. He also gave an update on progress of the proposed 7-Eleven convenience store and gas station. The proposal would continue going through the County approval process, and the next opportunity for public input would be when the proposal went before the County Planning Board. It was estimated that construction would begin mid-2022 with the opening occurring in 2023.

7-Eleven's new owner possession date of the lot was still unknown.

Ms. Alston reported that the Howard County Department of Planning and Zoning had sent a violation notice to the current property owner. The County would follow up with additional action if the vehicles were not removed.

Columbia Council Representative Report

Ms. Thomas reported the CA Board's progress on the FY23 budget. The next CA budget meeting would take place on December 9th. She discussed the results of a survey regarding CA priorities. She discussed OMCA's request for a bathroom on the second floor of The Other Barn. **Ms. Engelke** asked that CA hold public meetings on plans for Lake Elkhorn and Jackson Pond, and **Ms. Thomas** said that she would follow up about the issue. **Mr. Wortman** asked about e-scooters. The County and State had approved e-scooters county-wide, but CA had only approved e-scooters for downtown Columbia and the Dobbin area. **Ms. Thomas** said this was due to a pilot program and that there was some opposition to allowing them on narrow pathways throughout Columbia. **Mr. Wortman** said he supported expanding access to the multi-use path and pedestrian bridge so that e-scooters could go into the Oakland Mills Village Center, and **Mr. Edelson** added this could be expanded to include Blandair Park since the multi-use path went into the park. **Ms. Thomas** said she would follow up on the issue.

Village Manager Report

Ms. Cederbaum shared the FY22 2nd Quarter Financials (ATTACHMENT F). **Mr. Edelson** motioned to accept the FY22 2nd Quarter Financials. **Mr. Wortman** seconded, and the motion passed (7-0-0).

Ms. Cederbaum reported that OMCA had paid back the \$10,000 pandemic EIDL loan from the Small Business Administration.

Ms. Cederbaum presented the OMCA 2022 Holiday Office Closure Schedule (ATTACHMENT G). **Mr. Edelson** motioned to approve the schedule. **Ms. Engelke** seconded, and the motion passed (7-0-0).

Ms. Cederbaum reported that OMCA's Holiday Lights in the Courtyard event was sold out.

Committee Reports

Architecture Committee

Ms. Engelke reported on the proposed 7-Eleven convenience store and gas station as well as RAC meetings.

Public Space Advisory Committee

Mr. Wortman reported on the Public Space Advisory Committee (ATTACHMENT H). Yards Alive planned to be involved as a consultant to improvements made on the hill behind OMHS that ran along Thunder Hill Road, but the organization needed to receive approval from HCPSS. The Board discussed sources of funding for the improvements.

Board Bulletin Board

Ms. Carpenter said that the OMCA Resale Packet had been posted on the website and was available for free download.

Ms. Cederbaum wished everyone a Happy Thanksgiving.

Ms. Bryant spoke about engaging Forest Ridge residents in a gardening program.

Ms. Ross said that she had met with Oakland Mills' new Neighborhood Community Resource Officer, PFC Matthew Paul.

Mr. McCormack, Ms. Engelke, Mr. Wortman, and Ms. Ross also wished everyone a Happy Thanksgiving.

Mr. Edelson reminded everyone of the WBAL Concert for Kids that would be held at OMHS on December 4th.

Mr. Edelson adjourned the OMCA Board meeting at 9:30 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, December 14, 2021, 7:00 p.m.**

Topic: Oakland Mills Board of Directors Meeting

Architecture Committee: Architecture Appeal 6:30 p.m. – 7:00 pm

Board meeting: 7:00 p.m.

Use the link below for both open meetings

Time: Dec 14, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81458585965>

Meeting ID: 814 5858 5965

One tap mobile

+13017158592,81458585965# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 814 5858 5965

Find your local number: <https://us02web.zoom.us/u/keFioKJNn6>

6:30 p.m.–7:00 p.m. Architecture Committee Appeal

Address: 9461 Greco Garth

7:00 p.m.

Opening of meeting

Approve Minutes from November 23, 2021 Board Meeting

Approve Agenda for December 14, 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.

Board Chair Report, Jonathan Edelson (10 min)

Proposed electric scooter routes

7:25 p.m.

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

Vice-Chair of the Columbia Association Board of Directors

7:35 p.m. **Village Manager Report**, Sandy Cederbaum (5 min)
Financial and Operations Update

7:40 p.m. **Committee Reports (5 min)**
Architecture, Lynn Engelke, Chair (5 min)

7:45 p.m. **Board Bulletin Board** (5 min)

7:50 p.m. **Closed session – Board to meet in closed session to discuss issues related to personnel.**

Adjourn at the conclusion of the closed session.