



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 ~ Bill McCormack Jr., Vice-chair
Rebecca Bryant ~ Jerome Rollerson ~ Warren Wortman
Virginia (Ginny) Thomas, Columbia Council Representative

May 10, 2022

Link to YouTube recording of the May 10, 2022 OMCA Board Meeting:

<https://youtu.be/Z55Ef4GbFwE>

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 7:02 p.m.

Present: Jonathan Edelson, Bill McCormack; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Jerome Rollerson; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; see resident list.

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

Mr. McCormack nominated Mr. Edelson as the 2022-23 OMCA Board Chair. **Ms. Bryant** seconded, and Mr. Edelson's nomination was approved (4-0-0).

Mr. Edelson assumed leadership of the meeting.

Ms. Thomas nominated Mr. McCormack as the 2022-23 OMCA Board Vice-chair. **Mr. Edelson** seconded, and Mr. McCormack's nomination was approved (4-0-0).

Mr. Edelson resumed the regular order of business.

- **Ms. Thomas** motioned to approve the May 10, 2022 OMCA Board meeting agenda (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. Wortman** motioned to approve the April 26, 2022 OMCA Board meeting minutes (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (5-0-0).

Resident Remarks

OM resident Kathryn Schatz spoke about speeding and racing through Oakland Mills, especially on Stevens Forest Road, Farewell Road, Thunder Hill Road, and Camelback Lane. She also spoke about a pedestrian minor who was hit by a car in the crosswalk at Stevens Forest and Kilimanjaro Roads. She said that HCPD had said that there were issues with non-rechargeable batteries in speed cameras running out and that no notification for battery depletion was available. Board members addressed Ms. Schatz' concerns. Currently in Howard County, speed cameras were only allowed in school zones, and speed monitoring could only be conducted

during school hours. Residents who wanted to change the law were encouraged to reach out to Howard County elected officials, including County Executive Calvin Ball and Howard County District Two Councilmember Opel Jones.

New Business

Validation of 2021 OMCA Election Results

Mr. McCormack motioned to confirm that the five board members—Rebecca Bryant, Jonathan Edelson, Bill McCormack, Jerome Rollerson, and Warren Wortman—and the Columbia Council Representative—Ginny Thomas—were elected according to Oakland Mills election bylaws. **Ms. Bryant** seconded, and the motion passed (5-0-0).

Board Action Items

Call for Nominations for Architectural Committee

- After discussion, the Board agreed to rotate the position of Architecture Committee Chair between all the Board members except the Board chair who would need to remain available to fill in for the AC Chair. Rotations would last one quarter. It was agreed that Mr. Rollerson would serve for May, June, and July 2022, Ms. Bryant would serve for August, September, and October 2022, Mr. Wortman would serve for November, December, and January 2023, and Mr. McCormack would serve February, March, and April 2023. If a Board member chose to volunteer to be the Architecture Committee Chair for the rest of the Board year, a discussion and vote would be conducted.
- **Ms. Bryant** nominated herself, Mr. Edelson, Mr. McCormack, Mr. Rollerson, 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 three Board members to be sent to Columbia Association for CA's approval to sit on the OMCA Architectural Committee as CA's appointed members. The Board agreed to send Mr. Edelson, Ms. Bryant, and Mr. Wortman's names to CA for approval.
- **Mr. Rollerson** motioned to appoint David Smith, Kay Wisniewski, and Lynn Engelke as Residential Architecture Committee (RAC) members. **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. Wortman** motioned to appoint Jervis Dorton, Phil Engelke, David Smith, and Valerie Smith as Non-residential Architectural Advisory Committee (NRAAC) members. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Village Manager Appointment

Mr. McCormack motioned to appoint Ms. Cederbaum to continue as village manager of Oakland Mills. **Mr. Rollerson** 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. Thomas** seconded, and the nomination was approved (4-0-0).
- **Ms. Thomas** nominated Mr. McCormack as Chair of the OMCA Housing Committee. **Ms. Bryant** seconded, and the nomination was approved (4-0-0).
- Nomination of the chair of the OMCA Safety and Security Committee would be tabled until someone could be found to fill the position.
- **Ms. Thomas** nominated Mr. Wortman as Chair of the OMCA Public Space Advisory Committee. **Mr. Edelson** seconded, and the nomination was approved (4-0-0).
- **Ms. Thomas** nominated Mr. McCormack and Gerry Witte as Co-chairs of the OMCA Open Space Advisory Committee. **Mr. Wortman** seconded, and the nominations were approved (4-0-0).
- **Mr. Wortman** nominated Paul Verchinski as OMCA's BWI Roundtable Liaison. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).

CA Advisory Committee Representative Appointments

- Nomination of OMCA's CA Senior Advisory Committee would be tabled until someone could be found to fill the position.
- **Mr. McCormack** nominated Jim Alvey to serve as OMCA's CA Tennis Advisory Committee representative, pending Mr. Alvey's acceptance. **Mr. Wortman** seconded, and the nomination was approved (5-0-0).
- **Mr. Rollerson** recommended Bob Marietta as OMCA's CA Watershed Advisory Committee representative. **Mr. Wortman** seconded, and the motion passed (5-0-0). The Watershed Advisory Committee's charter did not allow for an alternate, so the Board did not recommend an alternate.

Vote to Contribute \$1500 to Street Beautification

Mr. McCormack motioned to contribute \$1500 to street beautification for up to 20 cul-de-sacs in an amount not to exceed \$75 per street. **Mr. Wortman** seconded, and the motion passed (5-0-0).

Vote to Contribute \$1125 for Block Parties

Mr. Rollerson motioned to contribute \$1125 for block parties with \$25 for up to 15 streets with 12 or less homes; \$50 for up to 15 streets with 13 or more homes; or a combination of streets with 13 or more homes. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson spoke about remarks he made on behalf of OMCA during the CA Board's resident speak-out on May 5th. These remarks included concerns about CA's decision with regard to not voting during the recent Columbia-wide village elections and its recent legal opinions directly affecting the villages adopted without consultation with the villages. **Mr. Edelson** said he wished to continue discussing the issue with the new Board and other village board chairs/boards. He did not want to dwell on past issues, but he was concerned that a precedent was being established. **Mr. Edelson** encouraged board members and residents to view the recording of the May 5th, 2022 meeting.

Mr. Edelson reported that he testified on behalf of OMCA at the Board of Education's public hearing on the FY23 capital budget and improvement plan. He said that initial hearings on the FY24 budget would be held in the fall and since this budget should include funding for renovations to Oakland Mills Middle School, the Board and community would need to continue asking that OMMS remain in the budget.

Mr. Edelson said that Ms. Cederbaum had ordered equipment to enable hybrid Board meetings. An IT person would be installing the system.

Mr. Edelson thanked the Board for its nomination for him to continue as Board chair.

Columbia Council Representative Report

Ms. Thomas spoke about the election situation with CA. She said that the new CA board would be voted in on May 12th.

Village Manager Report

Ms. Cederbaum reported that the annual plant sale had been a success. She thanked volunteers who helped—Mr. Thomas, Ms. Bryant, Mr. Wortman, Mr. Edelson, and Malia Edelson. She said that there were still a few plants available for purchase. The next plant sale would be held the first Saturday in May in 2023. She thanked OMCA Facility and Events Coordinator Brigitta Warren for organizing the event and Ms. Carpenter for helping. She also thanked her husband and Ms. Warren's sons, who also volunteered.

Ms. Cederbaum said that The Other Barn was now fully staffed.

Ms. Cederbaum said that there would be a free Lively Arts concert on May 20th at 11:00 a.m. in the Courtyard.

Ms. Cederbaum reported that the audit conducted every three years would occur from July 11th through July 15th.

Committee Reports

Architecture Committee

Due to the new appointment of a rotating chair, **Ms. Cederbaum** led the architecture committee business.

Mr. McCormack motioned to send a 15-day final notice to the owners of 5462 Delphinium Court. **Mr. Wortman** seconded, and the motion passed (5-0-0). **Mr. McCormack** motioned to send a resolution to the CA Architecture Resource Committee if no response was received from the owners of 5462 Delphinium Court. **Mr. Wortman** seconded, and the motion passed (4-0-1).

Ms. Bryant motioned to send a 15-day final notice to the owners of 6207 Stevens Forest Road. **Mr. McCormack** seconded, and the motion passed (4-0-1). **Mr. McCormack** motioned to send a resolution to the CA Architecture Resource Committee if no response was received from the owners of 6207 Stevens Forest Road. **Ms. Bryant** seconded, and the motion passed (4-0-1).

Board Bulletin Board

Ms. Carpenter and **Ms. Cederbaum** said they were looking forward to working with the new board during the coming year.

Ms. Bryant said the Yards Alive portion of the OMCA Plant Sale was a success. She thanked Ms. Cederbaum and OMCA Facility and Events Coordinator Brigitta Warren for letting Yards Alive participate. **Ms. Bryant** also said that Yards Alive was currently working on the cul-de-sac beautification projects. She said one should be fully installed by the end of May and the other one was still being organized.

Mr. McCormack thanked Ms. Cederbaum for agreeing to be the village manager again. He welcome Mr. Rollerson to the Board.

Mr. Edelson thanked Ms. Cederbaum, Ms. Carpenter, and the rest of the staff. He said he was looking forward to working with the new Board. He said that the Board had been invited to the ribbon cutting of the OMHS outdoor classroom on June 3rd at 1:15. The Board had previously donated money to help fund the outdoor classroom.

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,

Bill McCormack Jr., Jerome Rollerson, Warren Wortman

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Agenda (virtual)
May 10, 2022**

Topic: Oakland Mills Board of Directors Meeting

Time: May 10, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85806535162>

Meeting ID: 858 0653 5162

One tap mobile

+13017158592,,85806535162# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 858 0653 5162

Find your local number: <https://us02web.zoom.us/u/kb8CnzGATJ>

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 10, 2022 Board meeting

Approve minutes from April 26, 2022

7:15 p.m. Resident Remarks

7:25 p.m. NEW BUSINESS

Validation of the 2022 Oakland Mills Election Results

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 2022-2023 Resident Architecture Committee (RAC)--as recommended by the Village Manager

Current RAC members: David Smith, Kay Wisniewski, Lynn Engelke

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) if board so chooses

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 seat open

Tennis Advisory Committee, current rep. Jim Alvey

Watershed Advisory Committee – current rep. Bob Marietta, alternate Phil Engelke
(WAC is appointed by CA, no new or re-appointment necessary)

Cul De Sac Beautification: Vote to contribute \$1,500 to cul-de-sac beautification for up to 20 cul-de-sacs in an amount not to exceed \$75 per street

Block Parties: Vote to contribute \$1125 for block parties for \$25/for up to 15 streets with 12 or less homes; \$50 for up to 15 streets with 13 or more homes or a combination of streets with 13 or more homes.

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
(will send PDF requesting signature)
Distribute Board forms to sign

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

(There may be reports based on new committee chairs)

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 7, 2022 – Annual Plant Sale 9 a.m. – 1 p.m.

May 20, 2022 10 a.m. – 10:45 a.m. Lively Arts for Little Ones

Free Courtyard Concert featuring Mr. Jon and Friends

June 23, 2022 – 5:00 p.m. – 7:30 p.m. Jazz in the Mills featuring Sara Jones

DRAFT



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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

April 26, 2022

Link to YouTube recording of the April 26, 2022 OMCA Board Meeting:

<https://youtu.be/4wk82iDUh48>

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; Rebecca Bryant (left at 8:11 p.m.); Jennifer Hood; Warren Wortman; Ginny Thomas, Columbia Council Representative; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Lynn Engelke, Rena Ross

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the April 12, 2022 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0)
- **Ms. Thomas** motioned to approve the April 26, 2022 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (5-0-0).

Old Business

New FY22 Donation Requests and Review of Partially Funded Requests

Mr. Edelson reviewed the FY22 donation requests and partially funded requests as well as the Board's tentative funding amounts based on its April 12th Board meeting discussion (ATTACHMENT C). **Ms. Bryant** motioned to donate \$138 to Oakland Mills United, \$1500 to Oakland Mills Online, \$500 to The Village in Howard, \$1200 to the Oakland Mills Interfaith Center, \$250 to Stevens Forest Elementary School Battle of the Books, \$500 to the Oakland Mills High School PTSA After Prom, \$500 to Oakland Mills Middle School for a pollinator garden, \$660 to Talbott Springs Elementary School for a new Little Free Library for the new TSES, and \$5000 to the Oakland Mills High School Fine Arts Boosters. **Mr. McCormack** seconded, and the motion passed (5-0-0).

FY23 OMCA Budget

Ms. Cederbaum shared the FY23 OMCA Draft Budget (ATTACHMENT D). **Mr. McCormack** motioned to adopt the FY23 OMCA Budget. **Ms. Bryant** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson said that the Board of Education would be holding a public hearing on the FY23 Capital Budget and FY24-28 Capital Improvement Plan on May 5th. The Board agreed that he could submit adapted previous testimony at the hearing.

Mr. Edelson thanked the Board for a great year and for their support of the community. He said he looked forward to working with the new Board and thanked Ms. Ross, Ms. Hood, and Ms. Engelke for their service.

Mr. Edelson reported that the day before the Columbia-wide village election day, CA had contacted the managers of villages with contested elections only to inform them that CA would not be casting its corporate votes this year. In a follow-up email from CA President/CEO Lakey Boyd to the village managers, CA also said that the reason not for not voting was due to the candidate pool, and its legal counsel had reviewed the villages' legal documents and claimed that village elections were not considered annual meetings and therefore did not require a quorum. In previous years, CA had cast votes to aid villages in meeting the quorum requirement only, and their votes in prior elections were not cast for any candidate. Neither the CA Board, villages' boards, nor village managers had been informed in this communication. During its discussion, the Board expressed concerns about the issue. The CA legal counsel's claim directly contradicted OMCA legal documents that stated that elections were considered an annual meeting and required a quorum.

The Board agreed that Mr. Edelson would speak at Resident Speak Out at the April 28th CA board meeting and share his spoken testimony in writing with the CA Board and President.

CCR Report

Ms. Thomas thanked Mr. Edelson, Mr. McCormack, and Ms. Cederbaum for working with her to address the village elections issue mentioned by Mr. Edelson in his Board Chair Report. She said that the CA board had not received any communication about it either. She discussed common courtesy and etiquette connected with the issue as well as possible ramifications and precedent setting. She asked community members and board members to share their opinion on the matter with other village managers, boards, and board chairs.

Ms. Thomas shared her concerns about an upcoming CA board vote on April 28th regarding the organization of CA Advisory Committees.

Village Manager Report

Ms. Cederbaum reported that event bookings for The Other Barn continued to increase. The parking lot had been repaved, and all that was left was restriping and replanting, especially replacement of the trees that had removed from the area around the new handicap parking in the back lot.

Mr. Cederbaum said that she had purchased equipment to enable hybrid meetings. She thanked Pizzaman for allowing OMCA to use its parking lot for the shredding event. She reminded everyone of OMCA's annual plant sale on May 7th starting at 9:00 a.m. and that OMHS AP testing would be taking place at The Other Barn the first two weeks in May

Committee Reports

Public Space Committee

Mr. Wortman reported on the public space committee (refer to ATTACHMENT E for the committee's April 19th meeting minutes). Howard County Executive Calvin Ball had proposed an allotment of 8.2 million dollars

in the FY23 budget to help implement the Pedestrian Master Plan, Bicycle Master Plan, and Complete Streets Policy. Public Space Committee member Bob Marietta had said that the County could not plant a tree in the middle of the Stevens Forest Road roundabout due to sizing issues. Discussion of the current roundabout followed.

Bulletin Board

Ms. Carpenter thanked the Board for their service.

Ms. Cederbaum said she was planning a get-together for the Board, RAC, and NRAAC but that it would probably take place in June.

Ms. Thomas said that she had received a request regarding the opening of Blandair Park Phase 6 on May 6th. She thanked the OMCA staff and Board for a fun year and said she looked forward to the coming year.

Mr. Wortman thanked the Board for a great year. He said that he had requested that the park bench at Patriot Lane Pond be replaced, and CA had fulfilled the request within two days.

Ms. Hood thanked the Board and said she enjoyed serving with the members of the Board.

Mr. Edelson thanked the Board.

Mr. McCormack thanked the Board and staff for a productive year.

Mr. Edelson adjourned the OMCA Board meeting at 8:36 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant