



Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Jonathan Edelson, Chair ~ Lynn Engelke, Architectural Committee Chair
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Jerome Rollerson ~ Warren Wortman
Virginia (Ginny) Thomas, Columbia Council Representative

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August 9, 2022

Link to YouTube recording of the August 9, 2022 OMCA Board Meeting:

<https://youtu.be/OpWWri91ItY>

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, AC Committee Chair; Rebecca Bryant; Jerome Rollerson; Warren Wortman; Ginny Thomas, Columbia Council Representative; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: Howard County Bureau of Highways Chief Kris Jagarapu; Howard County Council District 2 Special Assistant Michael Harris; Howard County Community Liaison Safa Hira; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the July 12, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Rollerson** seconded, and the motion passed (5-0-0).
- **Ms. Thomas** motioned to approve the August 9, 2022 Board meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (5-0-0).

Resident Remarks

Resident Judy Gottsagen spoke about issues she noticed with new construction and temporary restriping on Oakland Mills Road. Howard County Bureau of Highways Chief Kris Jagarapu addressed her concerns.

Resident Patricia Thomas spoke about condo and HOA infrastructure inequities. She suggested establishing a county grant fund for condo and HOA infrastructure improvements. She said she and resident Alex Hekimian would be interested in having a discussion with County councilmembers and the village board about the issue.

Resident Karin Emery spoke about proposed bike lanes on Thunder Hill Road between MD-108 and MD-175. A majority of residents in the affected area were opposed to the bike lanes, which would take away street parking. **Mr. Wortman** said that Howard County Bicycle and Pedestrian Coordinator Chris Eatough had confirmed that no bike lanes would be installed on Thunder Hill Road between MD-108 and MD-175.

New Business

HOA Roadway Improvements

Howard County Bureau of Highways Chief Kris Jagarapu spoke about requirements for transfer of ownership of private HOA roads to the County. Roads in the Cinnamon Tree townhouse HOA had been requested for transfer of ownership, but Mr. Jagarapu found that the HOA did not qualify.

Mr. McCormack said that only one HOA had inquired about the ownership transfer option and no HOA had transferred ownership to the County. He said that the County had created a two-tiered system of HOA road ownership, which had created inequity. He suggested phasing in HOAs that were thirty years old or more to ease the cost issue. Mr. Jagarapu addressed Mr. McCormack's concerns.

Ms. Thomas asked about joint County-HOA maintenance of ponds. Mr. Jagarapu said that if a County property and/or road drained into a pond, the County could share maintenance of the pond. **Ms. Thomas** commented that if HOAs could share maintenance of ponds with the County, the County should also be able to share maintenance of private HOA roads. Mr. Jagarapu said that current law prevented the County from helping with maintenance of some private HOA roads. He said that the issue would be a good discussion to have with County legislators. Current funding levels also prohibited County maintenance of private HOA infrastructure, which would also be a discussion for legislators.

Mr. McCormack asked Mr. Jagarapu to look into the cost to maintain roadways per mile and how much it would cost for the County to take over privately owned HOA roadways.

Proposed Bike Lanes on Thunder Hill Road

Mr. Wortman spoke about resurfacing and restriping for a bike lane on Lightning View Road. Mr. Jagarapu said that his department examined County roads every two years to prioritize resurfacing projects. He would check to see where Lightning View was on the priority list. It was possible that the road would be resurfaced FY24 or FY25, but Mr. Jagarapu said he needed to confirm.

Mr. Wortman asked about the intersection of Stevens Forest and Kilimanjaro Roads. The village had previously asked for improvements at the intersection due to bicycle crashes involving automobiles. Mr. Jagarapu said that an LED "no turn on red" sign had been purchased but there were problems with the equipment, so the sign had not been installed yet. He would look into a green right turn arrow from Stevens Forest Road onto Kilimanjaro Road during the Stevens Forest Road southbound left turn signal onto Kilimanjaro Road as well as programming a leading pedestrian interval at the signal.

Ms. Bryant asked about installing more crosswalks on Thunder Hill Road between MD-108 and MD-175.

Old Business

Approval of Lynn Engelke as OMCA Board Member and Architectural Committee Chair

Ms. Bryant motioned to approve Lynn Engelke as OMCA Board member and Architectural Committee Chair. **Mr. McCormack** seconded, and the motion passed (5-0-0).

County Removal of Trees

Mr. Edelson said that the County had removed fourteen trees from County property at the Oakland Mills village center. Board members were concerned with the removal of so many trees without communication and asked for better transparency. Mr. Jagarapu explained the process the County used to determine which trees to remove and when, which included grouping trees together for better efficiency. Communication was difficult due to a backlog of tree removal requests and limited staffing.

Stevens Forest Pond

Mr. Edelson reported that feedback from the OM Open Space Committee, Mr. Edelson, and residents, including Jervis Dorton (one of the architects who designed major pieces of Columbia) indicated that they unanimously opposed reducing the surface area and water level of Stevens Forest Pond. **Ms. Engelke** referred to the discussion earlier in the Board meeting with Mr. Jagarapu about joint HOA-County maintenance of ponds that County property drained into. Stevens Forest Pond could possibly qualify for partnership due to drainage from Stevens Forest Elementary School into the pond. Mr. Edelson and Mr. McCormack would draft a letter to Mr. McCoy, CA Watershed Manager, and send it to the Board for review.

7-Eleven Update

Mr. Edelson reported that testimony and discussion on the proposed 7-Eleven site at the County planning board meeting had been postponed twice due to a crowded agenda and technical difficulties. **Mr. Edelson** planned to testify at the upcoming meeting.

Board Chair Report

Mr. Edelson said that TSES would be holding a ribbon cutting ceremony and tour for the new building on August 28th at 1:00 p.m.

Mr. McCormack said that a resident had emailed him that Klein Enterprises of Pikesville, Maryland had taken over village center properties that formerly owned by Cedar.

CCR Report

Ms. Thomas said that the tot lot policy would hopefully be up for discussion and vote by the CA board in September and October. She suggested a CA committee for the tot lots and hoped that some OM Board members would participate. She also suggested that the Board prepare a letter addressing the tot lot issue.

Ms. Thomas reported that residents continued to complain about e-scooters. **Mr. Edelson** said he could send to the County an email similar to the one he sent to the CA Board and CA President/CEO Lakey Boyd.

Village Manager Report

Ms. Cederbaum said that Ms. Carpenter had sent her information on Klein Enterprises confirming that they now owned the former Cedar village center properties. Ms. Cederbaum and Mr. Edelson would contact the company.

Ms. Cederbaum reported on the success of the annual OM Pool Party and thanked Mr. McCormack, Ms. Thomas, and Mr. Edelson for their help. She also thanked OM Facility and Events Coordinator Brigitta Warren for her work on the event and thanked Ms. Warren's son Eli for also helping.

The Lavenia Nesmith Jazz in the Mills concert was sold out and would take place on September 18th. The annual Oakland Mills Fall Festival would take place October 1st.

Committee Reports

Architectural Committee Report

Ms. Engelke motioned to accept Lisa Dillard as a RAC committee member. **Mr. McCormack** seconded, and the motion passed (5-0-0). Additional RAC members were still needed.

Education Committee

Mr. Edelson said the August education committee meeting would be rescheduled.

Public Space Committee

Ms. Bryant addressed issues brought up about Oakland Mills Road during resident remarks.

Bulletin Board

Mr. Wortman said that his son had married former board member Jennifer Hood.

Mr. Edelson thanked Ms. Cederbaum for working with Ms. Warren on another successful pool party.

Mr. Edelson adjourned the OMCA Board meeting at 9:29 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

July 12, 2022

Link to YouTube recording of the June 28, 2022 OMCA Board Meeting:

https://youtu.be/ICJ_Gx78W74

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 7:00 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack, Vice-chair; Rebecca Bryant (arrived 7:04 p.m.); Jerome Rollerson; Warren Wortman (left at 8:00 p.m.); Ginny Thomas, Columbia Council Representative; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: TSES Principal Nancy Thompson; Howard County Community Liaison Safa Hira; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the June 28, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (4-0-0).
- **Mr. Wortman** motioned to approve the July 12, 2022 Board meeting agenda. **Ms. Thomas** seconded, and the motion passed (4-0-0).

Resident Remarks

Resident and Village in Howard board member Pete Brunner spoke about the high tax rates for seniors not only in Maryland but in Howard County. He also spoke about the County's Aging in Place tax credit. Qualifying homeowners could receive the credit for a maximum of five years (not necessarily consecutive), after which it would expire and the homeowner could no longer receive the credit. He asked the Board to take a position asking the County to support expanding the tax credit. **Ms. Thomas** further discussed the issue.

Old Business

Discussion on Appointing New OMCA Board Member/Architectural Committee Chair

Ms. Cederbaum said she had received no letters of interest for the position of new Board member/Architectural Committee Chair. The Board discussed options. Ms. Cederbaum would send to the Board a copy of the OMCA Architectural Committee By-laws for review concerning the appointment of an

Architectural Committee Chair. The Board asked that the position continue to be advertised.

Update on 7-Eleven

Mr. Edelson reported that the lawyer for 7-Eleven had contacted him earlier that day to say that Howard County's Final Development Plan (FDP) did not automatically allow for the gas station as a permitted use on the site due to 2016 county regulations regarding motor vehicle fueling facilities. The Board discussed whether to send testimony to the 7/21 Howard County Planning Board meeting in support of the gas station with language about how long the lot had been vacant. **Mr. McCormack** motioned to write a letter of support for the 7-Eleven amendments to the County's Final Development Plan. **Mr. Rollerson** seconded, and the motion passed (3-2-0). **Ms. Bryant** stated that she wanted it on record that she felt that this was a new business item and should not have been voted on. **Mr. Edelson** asked if an exception to Board standards needed to be made. All Board members except Ms. Bryant agreed that this was an Old Business item. Further discussion followed about changing Board standards regarding votes on time-sensitive issues.

Talbott Spring Elementary School Noise Issues

TSES's Principal Nancy Thompson joined the meeting to inform the community about milling and demolition on the TSES campus. She was concerned about whether the noise was affecting the community. She said that she appreciated the patience and advocacy of the community. The Board and **Ms. Cederbaum** said they had not heard any complaints and that the community knew the reason for the noise. OMCA would send a message to the community on behalf of Principal Thompson to provide an update on the demolition and construction.

Board Chair Report

Mr. Edelson reported that he had contacted Cedar about NYC Pizza since the building was still owned by Cedar. There had been complaints that NYC Pizza continued to receive online orders and payments even though the business was closed, and those who made payments could not get refunds.

Mr. Edelson said he had not received a response from the CA Board or President regarding e-scooters left throughout the community.

The crosswalks at Stevens Forest and Kilimanjaro Roads had been repainted, but no further measures had been taken to make pedestrians safer at the intersection. No measures had been taken yet on the rest of Stevens Forest Road either. Howard County Community Liaison Safa Hira said she would follow up about the Stevens Forest Road issue, including the possibility of a lead delay signal for pedestrian safety. She said the County was discussing village businesses signage in Blandair Park and that she would follow up about the issue. **Mr. Edelson** said he had not heard from the County about Little Caesars' move to Long Reach Village Center.

CCR Report

Ms. Thomas asked Mr. Edelson to follow up with the CA Board regarding e-scooters since he had not received a response. Ms. Thomas said CA Board member Mr. Brian England was chairing a CA Board subcommittee on the Lake Elkhorn Watershed stream restoration project. Ms. Thomas discussed the stream restoration project and said she was asking for more transparency from CA regarding the project and other issues. She discussed the importance of keeping the County's Aging in Place tax credit as well as CA's tax credits for seniors. Ms. Thomas mentioned that the CA Board would begin discussions on the upcoming CAFY23 budget process.

Village Manager Report

Ms. Cederbaum shared the revised FY22 4th Quarter Financials (ATTACHMENT C). **Mr. McCormack** motioned to accept the revised FY22 4th Quarter Financials. **Ms. Bryant** seconded, and the motion passed (4-0-0).

Ms. Cederbaum reported that a new handicap accessible door had been installed at the back of the loft near the lift. The new design provided improved maneuverability and safety. **Ms. Cederbaum** thanked CA

Construction's carpenters, Carla and Leo, for their work on the door. She gave an update on designs for the new loft bathroom. The Other Barn's rental schedule had been blocked off for January to mid-March 2024 for the bathroom's construction, contingent upon funding approval. Adjustments to capacity and design would be included for rental contracts that would be affected by the bathroom addition.

Ms. Cederbaum said she would be speaking as a resident at CA's board meeting and would be requesting that CA offer memorial recognition opportunities on CA Open Space (trees, benches, plaques, etc.).

Ms. Cederbaum reported that the village audit, conducted every three years, was currently taking place. Little Caesars was now closed.

Bulletin Board

Ms. Bryant reported on the success of the July 4th Lakefront fireworks bike corral. Seventy bikes were parked, more than the previous year. Howard County Executive Dr. Calvin Ball and Community Liaison Safa Hira stopped by. A great variety of volunteers helped with the corral.

Mr. McCormack motioned to go into closed session for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. Rollerson** seconded, and the motion passed (4-0-0).

The closed session of the OMCA Board began at 8:41 p.m. and ended at 8:46 p.m.

Mr. Edelson went into the regular open session of the OMCA Board at 8:46 p.m.

Upon return to open session, it was announced that during the closed session the Board voted to remove the flag on an annual charge and restore access to CA facilities and programs for a property brought back into compliance.

Mr. Edelson adjourned the OMCA Board meeting at 8:47 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



**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

Jerome Rollerson Acting Architecture Committee Chair;

Rebecca Bryant, Warren Wortman

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Virtual Meeting Agenda
Tuesday, August 9, 2022, 7:00 p.m.**

Topic: OMCA Board of Directors Meeting

Time: Aug 9, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84488940099>

Meeting ID: 844 8894 0099

One tap mobile

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Dial by your location

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Meeting ID: 844 8894 0099

Find your local number: <https://us02web.zoom.us/j/kB851QZK0>

7:00 p.m.

Opening of meeting

Approve Minutes from July 12, 2022 Board Meeting

Approve Agenda for August 9, 2022 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 (50 min)

HOA Roadway Improvements, Possible County Pilot Project,

Mr. Jagarapu, HC DPW and Board discussion (15 minutes)

Village Cash Reserve policy for FY24, board discussion (10 min)

Proposed Bike Lanes on Thunder Hill Road (north), board discussion (10 min)

8:05 p.m.

OLD BUSINESS (30 min)

County Removal of Street Trees, Board Discussion (10 min)

Stevens Forest Pond, Oakland Mills position, Board discussion (10 min)

Vote to approve Lynn Engelke as a member of the Oakland Mills Board Of Directors, Vote to appoint Lynn Engelke as the Architecture Chairperson, Board discussion (5 min)

Update on 7-11 site, Board discussion (5 min)

8:35 p.m. OMCA Board Chair Report, Jonathan Edelson (10 min)

**8:45 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)
Vice-Chair Columbia Association Board of Directors**

**8:55 p.m. Village Manager Report, Sandy Cederbaum (5 min)
Financial and Operations Update**

**9:00 p.m. Committee Reports (5 min)
Architecture, Lynn Engelke, Chair
Confirmation of New RAC Member Lisa Dillard
Education, Jonathan Edelson, Chair
Public Space, Warren Wortman, Chair**

9:05 p.m. Board Bulletin Board (5 min)

9:10 p.m. Adjourn