



oakland mills
we value connections

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

August 23, 2022

Link to YouTube recording of the August 23, 2022 OMCA Board Meeting:

<https://youtu.be/el2RhO9bNx8>

OMCA REGULAR BOARD MEETING

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

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

Present: 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.

Absent: Jonathan Edelson

Quorum Present: Yes

Also Present: OMCA Events & Facility Coordinator Brigitta Warren; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the August 9, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (5-0-0).
- **Mr. Wortman** motioned to approve the August 23, 2022 Board meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (5-0-0).

New Business

FY24 Village Cash Reserve Policy

Ms. Cederbaum explained the cash reserve policy between CA and the villages and asked what the Board would like to recommend regarding use of cash reserve funds returned to CA. After discussion, the Board agreed that it would support environmental use of cash reserves. The item would be included in OMCA's testimony for CA's FY24 budget. The subject would be brought back as Old Business if needed.

CA FY24 Budget, OMCA Requests

Ms. Cederbaum shared OMCA's requests for the previous year's CA budget. The Board agreed to keep all items except the consultant-led study of CA for the next fifty years. For the tot lot issue, the pilot program was no longer applicable. Instead, the Board suggested asking for funding for tot lot repurposing and redesign.

Wording would also be added about providing recreational opportunities for all ages for multi-generational connection. **Ms. Cederbaum** asked that the Board send any other ideas for the budget testimony and requests to her. The subject would be brought back as Old Business.

Old Business

OMCA Donation Policy

Ms. Cederbaum shared the amended policy for review (ATTACHMENT C). The donation policy would include an addendum if funding was available for a second round of donations later in the fiscal year. **Ms. Engelke** motioned to send the policy and addendum as revised. **Mr. Wortman** seconded, and the motion passed (4-0-0).

7-Eleven Update

Ms. Cederbaum reported that the County Planning Board had unanimously approved an amendment to Howard County's Final Development Plan (FDP) to allow a gas station to be built on the site. Mr. Edelson testified at the meeting. For the next step, the County's Department of Planning and Zoning would go through the site development plan (SDP).

CCR Report

Ms. Thomas asked for an update on the proposed Loft bathroom in The Other Barn. **Ms. Cederbaum** said CA continued to have personnel on site to study the feasibility and design of the bathroom. Sewer pipes were located at the front of the building, so the bathroom might need to be located towards the front rather than the back of the Loft.

Ms. Thomas discussed the CA board meeting agenda process and additional budget items. She also discussed the County's Aging in Place tax credit, which would expire after a homeowner had received the credit for five years. CA's Senior Advisory Committee had asked Howard County Councilmember Deb Jung to give a presentation on the subject at their meeting. Ms. Jung planned to introduce a bill to continue the deduction beyond five years.

Village Manager Report

Ms. Cederbaum said she was waiting for OMCA's audit report before submitting OMCA's first quarter financials. She had requested an extension to submit the 1st quarter at a later date from CA's Vice-president, Community Operations Dennis Matthey.

Ms. Cederbaum reported that she had been in contact with the asset manager of Klein Properties, the new owner of the village center. The Howard County Police Department had contacted them about establishing a process for banning. Ms. Cederbaum and Mr. Edelson were hoping to meet with the asset manager the following Friday.

Ms. Cederbaum also reported on the ribbon cutting for Bamyan Halal Market in Thunder Hill. County officials had attended. She thanked Mr. Wortman and Howard County District 2 Aide Ashley Alston for also attending.

OMCA Events and Facility Coordinator Brigitta Warren gave updates on facilities and events, including the hiring of two new facility assistants. She said she had already heard from OM schools that wanted to participate in the festival. She thanked Mr. Wortman for meeting with her about a bike corral for the festival. A Free Bikes 4 Kidz bike donation drop off would also be available at the festival. She said she would make a website for the festival. Lively Arts would also be coming back for a new season on September 9th, with four concerts throughout the year, performed in courtyard next to The Other Barn.

Committee Reports

Education Committee

Ms. Cederbaum reported that the new TSES building ribbon cutting would take place at 1:00 p.m. on August 28th and would include a tour of the school for students, families, and community members.

OMHS was hosting a community event after new student orientation on August 25th, and Ms. Cederbaum would be there handing out OM community wristbands. The wristbands would also be available for the OM Fall Festival.

Public Space Committee

Mr. Wortman reported on the PSAC's recent committee meeting (ATTACHMENT D). Subjects discussed included e-scooters, the proposed bike lane on Lightning View, progress on Oakland Mills Road, tree giveaway registration that would be available at an Oakland Mills Interfaith Center event on August 27th (link in the attached PSAC minutes), and limited visibility in the evening at the intersection of Log Chain and Mellenbrook Roads. **Ms. Cederbaum** said that she had submitted a SeeClickFix request for the placement of two missing Farewell Road street signs.

Mr. McCormack adjourned the OMCA Board meeting at 8:34 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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August 9, 2022

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

<https://youtu.be/OpWWr191ltY>

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

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

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 23, 2022, 7:00 p.m.**

Topic: OMCA Board of Directors Meeting

Time: Aug 23, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88159967905>

Meeting ID: 881 5996 7905

One tap mobile

+13017158592,,88159967905# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 881 5996 7905

Find your local number: <https://us02web.zoom.us/u/kcbxgpC5Bi>

7:00 p.m.

Opening of meeting

Approve Minutes from August 9, 2022 Board Meeting

Approve Agenda for August 23, 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 (20 min)

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

CA FY24 Budget, OMCA Requests, Board discussion (10 min)

7:35 p.m.

OLD BUSINESS (15 min)

Donation Policy, Board review of current policy (10 min)

Update on 7-11 site, (5 min)

7:50 p.m.

OMCA Board Chair Report, Jonathan Edelson (10 min)

8:00 p.m. **Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min)
Vice-Chair Columbia Association Board of Directors

8:10 p.m. **Village Manager Report**, Sandy Cederbaum (5 min)
Financial and Operations Update

8:15 p.m. **Committee Reports (10 min)**
Architecture, Lynn Engelke, Chair
Education, **Jonathan Edelson**, Chair
Public Space, Warren Wortman, Chair

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

Oakland Mills Community Association Donation Policy

The Oakland Mills Community Association, Inc. may contribute funds as donations to other organizations, groups, or persons, if such funds are used to benefit the common good of the Oakland Mills community.

Donation requests should be submitted in writing to the Oakland Mills Board of Directors no later than October 15 of each year.

The Oakland Mills Board will review all requests at one time at a Board meeting. The Board will then vote on requests at a board meeting following the one that the requests were reviewed. This process allows time for board members to consider the requests.

Donations will be made in a fair and equitable manner.

The Oakland Mills Community Association, Inc. may raise funds or collect donated items at any time for the purpose of addressing the needs of Oakland Mills and the greater Columbia community. The Oakland Mills Board, at its discretion, may amend the rules of this policy on an as needed basis.

Procedure for Requesting a Donation from the Oakland Mills Community Association:

Donation request should be submitted in writing to the OMCA Board of Directors no later than October 15 of each year.

Request should indicate the **name of the organization requesting funds**, the donation **amount requested** along with a short description of exactly **how the funds** will be used and **how the donation will benefit the Oakland Mills community**. A copy of the organization's non-profit status should be submitted with the request.

Request should include the entity to which the donation check should be payable and the name and address of where the donation should be mailed.

OMCA will reply that we received your request within 5 business days. If you do not hear from OMCA after 5 business days please email Sandy Cederbaum, manager@oaklandmills.org to make sure your request was received.

OMCA will make only one donation per requester per year.



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

UPDATED DATE TO SUBMIT DONATION REQUEST
On or Before APRIL 8, 2022 by 5 p.m. to manager@oaklandmills.org
PLEASE FOLLOW POLICY BELOW

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OMCA will make only one donation per requester per year.

Amended for FY 22 end of year, March 22, 2022
Amended and Approved by the OMCA Board 9_27_16
Amended and Approved by the OMCA Board 11_10_15
Approved by the OMCA board 6_23_15



Oakland Mills Community Association
Public Space Committee Meeting Minutes
(ZOOM)

oakland mills
we value connections

Tuesday, August 16, 2022

Attendees:

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

Discussion(s):

- Thunder Hill bike lanes from MD 175 to MD 108 will not be installed, according to Chris Eatough.
- Bob Marietta reported some issues with the SPIN e-scooters. e-scooters cost \$1 initially and \$.39 per minute. (A ten-minute ride is nearly \$5). Geofencing has a 30-second delay before shutdown. This explains why scooters are sometimes found in inconvenient places, i.e., the HCC pedestrian courtyard and even inside the Columbia Mall. Also, we learned SPIN collects e-scooters every day for recharging but does not collect all bikes every day. Sometimes it takes many days to collect all the scooters This is why bikes appear abandoned for many days. The county plans to renegotiate the contract after the SPIN e-scooter pilot.
- Since the frequently cycled Lightning View still does not have a bike lane, Public Space supports sending a followup with a letter through OMCA Board if Kris Jagarapu has not provided an update in a few weeks.
- The Oakland Mills Rd road diet is nearly complete. All lanes are marked, including the 2-way bike lane. Mr. Wortman enjoyed biking in the new bike lane on August 15th. It looks pretty safe for cyclists, and traffic appears slower. Pedestrian crosswalks and traffic signals still need to be installed.
- Trees will be given away on August 27th at the Oakland Mills Interfaith Center. Register at [OMI Tree Giveaway](#).
- The Log Chain and Mellenbrook intersection has a visibility problem at dusk and night. More lighting is needed.

Future Events:

- **Oct 1st, starting @ 9 am** Bike Corral for OM Fall Festival (FB4Ks as well) and possible family fun bike ride.
- **Oct 19th, 10 am - 3 pm**, Bike Corral at HCC Sustainability Day

Next Meeting: September 20th, 7:00 pm - Zoom,