



# 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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**October 11, 2022**

**Link to YouTube recording of the October 11, 2022 OMCA Board Meeting:**

<https://youtu.be/dtLyX0ch8fo>

## **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 6:30 p.m.

Appeal: 9286 Soaring Hill, Exterior Alteration Application

**Present:** Lynn Engelke, Architectural Committee Chair; Jonathan Edelson, OMCA Board Chair; Rebecca Bryant; Warren Wortman

**Quorum Present:** Yes

**Absent:** Bill McCormack, Jerome Rollerson

**Also Present:** OM Village Manager Sandy Cederbaum; OMCA Covenant Advisor Michael Vaughn; OMCA Covenant Advisor Carrie Wenholz; OMCA Administrative Assistant Amy Carpenter; Columbia Council Representative Ginny Thomas; Leslie Canales (owner of the property being appealed); RAC member David Smith.

**Ms. Engelke** presented information on procedure. She then presented the appeal, which had been made by the owner of 9286 Soaring Hill, Leslie Canales.

Residential Architecture Committee member David Smith explained the RAC's reasons for denying the application. Ms. Canales then stated her reasons for the appeal.

**Ms. Engelke** motioned to uphold the Architectural Committee Chair's decision. **Mr. Wortman** seconded, and the motion failed (2-2-0).

**Ms. Bryant** motioned to reconsider the vote on the AC Chair's decision. **Mr. Wortman** seconded, and the motion passed (4-0-0).

**Ms. Bryant** motioned to overturn the AC Chair's decision with the provision that the homeowner would provide plant material between the shed and Soaring Hill Road sufficient to screen the shed. **Mr. Edelson** seconded. **Mr. Wortman** motioned to amend to include a provision that the other shed be removed. **Ms.**

**Bryant** accepted the amendment. The motion passed as amended (3-1-0).

**Ms. Engelke** adjourned the meeting of the OMCA Architectural Committee at 7:19 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 7:24 p.m. **Mr. Edelson** announced that the Board meeting had been delayed due to the AC Appeal going past the allotted time.

**Present:** Jonathan Edelson, Chair; Lynn Engelke, AC Committee Chair; Rebecca Bryant; Warren Wortman; Ginny Thomas, Columbia Council Representative; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Bill McCormack, Jerome Rollerson

**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**

- **Mr. Wortman** motioned to approve the September 27, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Thomas** seconded, and the motion passed (4-0-0).
- **Mr. Wortman** motioned to approve the October 11, 2022 Board meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (4-0-0).

### **Old Business**

#### ***HCPSS Capital Improvement Update***

**Mr. Edelson** reported that the Board of Education did not adopt the Superintendent's capital improvement priorities recommendations. The BOE voted to place OMHS higher on the priority list with instructions to HCPSS staff to determine project start dates to align with the new priority list. Staff later assigned a 2026 start to the OMHS renovation and addition. OMMS continued to be prioritized second, just after High School 13. The Board agreed to send written testimony supporting the plan and its prioritizations for the October 17<sup>th</sup> County Council meeting, during which the BOE's capital improvement program would be considered. The Board would also send out a communication encouraging community members to express their support. **Mr. Edelson** encouraged continued advocacy to keep OMMS and OMHS high on the priority list in future years.

#### **Board Chair Report**

**Mr. Edelson** reported that Klein Properties had not yet confirmed the replacement for NYC Pizza; however, signs for a new merchant were on the door. Little Caesars was still open in the village center. Pizzaman was now serving Indian Food.

**Mr. Edelson** said that he and Mr. McCormack had not been able to revise the HOA Roadway letter due

to scheduling conflicts, but they were planning to do so soon.

The Board discussed safety issues on Stevens Forest Road in front of Stevens Forest Elementary School during student pick-up and drop-off. Mr. Edelson and Mr. Wortman would be meeting with a representative from the SFES PTA to survey the site and traffic/pedestrian issues. HCPD might possibly meet with them as well.

### **CCR Report**

**Ms. Thomas** said that the CA Board would be reviewing the villages' financial reports statements during its October 13<sup>th</sup> meeting. **Ms. Cederbaum** suggested that the CA Board include the villages in the discussion for clarifications and questions.

**Ms. Thomas** asked that residents and Board members review the Lake Elkhorn Watershed Stream Restoration flow chart as found in the October 13<sup>th</sup> CA meeting agenda packet and provide feedback to her.

**Ms. Thomas** shared the results of a survey conducted by CA about residents' priorities. Aquatics, open space, and pathways were at the top of the list. Residents preferred investment in existing facilities, not new facilities, except for pickleball courts. She also discussed tot lots and the desire to have innovative design for play equipment.

### **Village Manager's Report**

**Ms. Cederbaum** thanked OMCA Events and Facilities Coordinator Brigitta Warren for a successful Fall Festival. She especially praised Ms. Warren for effective logistical changes to the Festival due to inclement weather. She also thanked Ms. Bryant, Mr. Wortman, Mr. Edelson, Ms. Thomas, OMCA Covenant Advisor Carrie Wenholz, Ms. Carpenter, and others for their help with the event. She thanked Officer Matthew Paul for manning an HCPD booth at the festival, County Executive Calvin Ball for being at the event, and Councilmember Opel Jones for sending a resolution, though he had a scheduling conflict and could not attend.

Ms. Warren reported that there was great attendance for the Festival. Vendors had a good day, and all wanted to return next year. The food trucks also had success. She said that all involved were flexible about the changes and the volunteers were great.

Ms. Warren spoke about Breakfast with Santa and making updates and adjustments for Covid. OM would hold another holiday lights show. She thanked everyone for their help with the Fall Festival.

### **Committee Reports**

#### ***Public Space Committee***

**Mr. Wortman** reported that Howard County Bike and Pedestrian Coordinator Chris Eatough wanted to know about suggested crosswalks on Thunder Hill Road north and south of 175. Ms. Bryant would work on sending him suggestions.

#### **Bulletin Board**

**Ms. Cederbaum** said that the Thunder Hill Halal Market needed more business and asked residents and Board members to make sure everyone knew about the market. She also thanked Rene Ordonez and other CA crew for their help at the Festival.

**Ms. Bryant** thanked Ms. Warren for having Yards Alive's plant giveaway at the Festival. The organization gave away a thousand plants and had none left over. The Bowl's cul-de-sac planting was finished.

**Mr. Edelson** said now that the County had approved the amended Final Develop Plan (FDP) to allow a gas station on the site (5901 Stevens Forest Road), the Site Development Plan (SDP) would be reviewed by county departments and the SDP would go before the planning board sometime in the next six months.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**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

**September 27, 2022**

**Link to YouTube recording of the September 27, 2022 OMCA Board Meeting:**

<https://youtu.be/GrBBV9XgXb0>

## 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; Lynn Engelke, AC Committee Chair; Rebecca Bryant (arrived 7:05 p.m.); Jerome Rollerson; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Bill McCormack, Ginny Thomas

**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

- **Mr. Wortman** motioned to approve the September 13, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Rollerson** seconded, and the motion passed (4-0-0).
- **Mr. Wortman** motioned to approve the September 27, 2022 Board meeting agenda (ATTACHMENT B). **Mr. Rollerson** seconded, and the motion passed (4-0-0).

## Old Business

### *HCPSS Capital Improvement Update*

**Mr. Edelson** reported that he had testified on OMCA's behalf virtually at the Board of Education (BOE) meeting on September 22, 2022. In addition, nine OMHS students testified. He estimated that three-quarters of the forty people who testified that night spoke in favor of putting OMHS back in the capital improvement program list with renovations to start in 2026. The BOE delayed its vote on the capital budget and capital improvement program to September 29, 2022.

## Board Chair Report

**Mr. Edelson** reported that Klein Properties was cleaning up its property in the village center. A Salvadoran restaurant would be coming soon to the former NYC Pizza space.

## **Village Manager's Report**

**Ms. Cederbaum** shared the FY22 Financial Audit. **Mr. Edelson** motioned to accept the FY22 Financial Audit opinion as written and authorize a response to the audit opinion that addressed the material weaknesses in the internal controls. **Mr. Rollerson** seconded, and the motion passed (5-0-0).

**Ms. Cederbaum** shared the revised FY22 Statements (ATTACHMENT C). **Mr. Rollerson** motioned to approve the revised FY22 Financial Statements. **Ms. Engelke** seconded, and the motion passed (5-0-0).

**Ms. Cederbaum** shared the FY23 1<sup>st</sup> Quarter Financials (ATTACHMENT D). **Mr. Rollerson** motioned to approve the FY23 1<sup>st</sup> Quarter Financials. **Mr. Wortman** seconded, and the motion passed (5-0-0).

**Ms. Cederbaum** gave an operations update. OMCA Events & Facilities Coordinator Brigitta Warren spoke about the OM Fall Festival. The event would be moved indoors if there was inclement weather.

## **Committee Reports**

### *Architectural Committee*

**Ms. Engelke** thanked Ms. Cederbaum and OMCA Covenant Advisors Karina Caico and Michael Vaughn for their work on covenant issues.

### *Education Committee*

**Mr. Edelson** reported that he had discussed with the education committee the same school-related updates he had discussed earlier in the meeting with the Board.

### *Public Space Committee*

**Mr. Wortman** reported that Howard County Bicycle and Pedestrian Coordinator Chris Eatough would be conducting a bike ride on the new OM Road bike lane the next day. The bike corral would be cancelled for the OM Fall Festival if there was inclement weather.

### **Bulletin Board**

**Ms. Bryant** said that Yards Alive! was preparing plants for the OM Fall Festival plan giveaway. The Bowl planted its cul-de-sac and would finish planting the following weekend.

**Mr. Rollerson** asked about dead animal carcass removal. The Board suggested using See Click Fix to report dead animals.

**Mr. Edelson** discussed whether to accept the offer of a guest speaker to talk about covenants.

**Mr. Edelson** adjourned the OMCA Board meeting at 8:12 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

Lynn Engelke, Architecture Committee Chair;

Rebecca Bryant, Jerome Rollerson, Warren Wortman

**Columbia Council Representative:** Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Virtual Meeting Agenda**

**Tuesday, October 11, 2022, 7:00 p.m.**

**Architecture Committee – Architecture Application Appeal, 6:30 p.m.**

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**Topic: OMCA Board of Directors Meeting**

**Time: Oct 11, 2022 07:00 PM**

**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/u/kB851QZK0>

**6:30 p.m. Exterior Alteration Application APPEAL before OMCA Architecture Committee**  
9286 Soaring Hill, shed placement (use Zoom link above)

**7:00 p.m. Opening of meeting**  
Approve Minutes from September 27, 2022 Board Meeting  
Approve Agenda for October 11, 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. OLD BUSINESS (10 min)**

**HCPSS Capital Improvement Program Update, Board discussion (10 min)**

**7:25 p.m. OMCA Board Chair Report, Jonathan Edelson (10 min)**

**7:35 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)**  
**Vice-Chair Columbia Association Board of Directors**

CA Budget FY24-share resident responses to budget survey, CA board planned process for open space play areas, tot lots, etc, and opening up resident speak out at CA Board meeting to in person.

**7:45 p.m. Village Manager Report, Sandy Cederbaum (5 min)**

**Financial and Operations Update**

**Festival summary**

**7:50 p.m. Committee Reports (10 min)**

**Architecture, Lynn Engelke, Chair**

**Education, Jonathan Edelson, Chair**

**Public Space, Warren Wortman, Chair**

**7:55 p.m. Board Bulletin Board (5 min)**

**8:00 p.m. Adjourn**