



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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December 13, 2022

Link to YouTube recording of the December 13, 2022 OMCA Board Meeting:

<https://youtu.be/wlchX1tSlul>

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 7:08 p.m.

Present: Jonathan Edelson, Chair; Lynn Engelke, AC Committee Chair; Bill McCormack, Vice-chair (arrived 7:10 p.m.); Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Jerome Rollerson

Quorum Present: Yes

Also Present: Maryland State Delegate Jen Terrasa; OMCA Events and Facility Coordinator Brigitta Warren; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Wortman** motioned to approve the November 22, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Bryant** seconded. **Ms. Engelke** moved to amend the motion to change the wording under the CA leadership section. The Board approved the motion as amended (5-0-0).
- **Mr. Wortman** motioned to approve the December 13, 2022 Board meeting agenda (ATTACHMENT B). **Ms. Thomas** seconded, and the motion passed (5-0-0).

Resident Remarks

Resident Paul Verchinski spoke in support of electric vehicle charger installation in neighborhood centers, an item included in the draft CA FY2024 budget.

Old Business

Maryland State Delegation Local Legislation

The Board reviewed the Maryland State Delegation's local legislation bill Ho. Co. 10-23, which would change the process for voting/appointment of Howard County Board of Education members. Mr. Edelson

was unable to sign up for oral testimony due to a requirement to state a position on the bill (sign up date was prior to the board meeting). The Board agreed to email OMCA's testimony. **Mr. McCormack** moved to put in writing a request that Delegate Courtney Watson and Senator Clarence Lam withdraw the bill. **Mr. Wortman** seconded, and the motion passed (5-0-0).

The discussion on the Maryland State Delegation's local legislation bill Ho. Co. 7-23 was tabled until Maryland State Delegate Jen Terrasa's arrival at the Board meeting.

Board Chair Report

Mr. Edelson reported that a crossing guard would be assigned to the crosswalk on Stevens Forest Road in front of the Stevens Forest Neighborhood Center starting January 3rd.

Return to Tabled Discussion on Ho. Co. 7-23

The Board discussed with Delegate Terrasa the delegation's local legislation bill Ho. Co. 7-23, which would require each Columbia village association to require that candidates for their boards and Columbia Council representative file a report with the village association of any donations they have received and disbursements they have made. The bill would also require that a candidate who fails to file a report of donations and disbursements be prohibited from taking office. **Ms. Engelke** motioned to support the bill with the provision that the villages be allowed to get legal help from the State in determining how they implement the law to prevent village liability. **Mr. Wortman** seconded, and the motion passed (5-0-0).

CCR Report

Ms. Thomas gave an update on the CA FY2024 budget process. The CA Board voted not to support an increase in the annual charge. She said that she requested funding for The Other Barn's Loft bathroom in Category 3 of the budget. CA would not be funding the Orchard Green path because the County and State had not done anything for Red Branch and 108.

Ms. Thomas said CA would be discussing the analysis of the Howard County General Plan in January and February. CA would be voting on its village elections process at the CA board's January 26th meeting, and **Ms. Thomas** asked that the village managers request a written document concerning the process. There would be a resident speak out on village play areas (formerly called tot lots) on February 9th.

Village Manager's Report

Ms. Cederbaum shared OMCA's FY23 2nd Quarter Financial Statement (ATTACHMENT C). **Mr. McCormack** motioned to approve OMCA's FY23 2nd Quarter Financial Statement. **Ms. Bryant** seconded, and the motion passed (5-0-0).

OMCA Events and Facilities Coordinator Brigitta Warren reported on rentals and the upcoming Holiday Lights in the Courtyard event.

Committee Reports

Housing Committee

Mr. McCormack reported that the Howard County Housing Commission would be able to refinance The Verona at the end of 2023 and would then be able to begin the process of redevelopment. **Mr. McCormack** said that he, Mr. Edelson, Ms. Cederbaum, Ms. Thomas, and Jervis Dorton, former architect for the Rouse Company, met with the Housing Commission's Executive Director Peter Engel. Mr. Dorton shared with Mr. Engel sketched ideas for redevelopment of The Verona as mixed townhouses and apartments.

Architectural Committee

Ms. Engelke discussed issues with trucks parking on Kilimanjaro Road in front of Oakland Mills Middle School and Cinnamon Tree. **Mr. McCormack** added that another truck had been parking near Woodblock Row on Farewell Road.

Mr. McCormack motioned to go into closed session at 9:18 p.m. to discuss matters pertaining to employees and personnel. **Mr. Wortman** seconded, and the motion passed (5-0-0).

The closed session of the OMCA Board (ATTACHMENT D) began at 9:19 p.m. and ended at 9:28 p.m.

Mr. Edelson went into the regular open session of the OMCA Board at 9:29 p.m.

Upon return to open session, it was announced that during the closed session the Board made decisions about end-of-year staff bonuses.

Mr. Edelson adjourned the OMCA Board meeting at 9:31 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

November 22, 2022

Link to YouTube recording of the November 22, 2022 OMCA Board Meeting:

<https://youtu.be/ffHOz48aGk0>

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; Lynn Engelke, AC Committee Chair; Bill McCormack, Vice-chair; Ginny Thomas, Columbia Council Representative; Jerome Rollerson; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Rebecca Bryant

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 November 8, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (5-0-0).
- **Mr. Wortman** motioned to approve the November 22, 2022 Board meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (5-0-0).

Resident Remarks

Resident Paul Verchinski spoke against Maryland State Delegation proposed legislation Ho. Co. 10-23.

Resident Judy Gottsagen expressed concern about the lack of lighting at the intersection of Farewell Road and Oakland Mills Road, including the nearby pedestrian island. **Mr. Edelson** said OMCA had asked the County about the issue. BGE was in charge of streetlights, and the County had requested lighting from BGE. OMCA had not received an update about the issue.

Resident Alex Hekimian spoke in support of OMCA's letter to the County regarding infrastructure challenges such as privately owned roadways for HOAs.

Resident Phyllis Gadson spoke about a recent accident at the Stevens Forest Road/Farewell Road roundabout and near her home. **Mr. Edelson** said OMCA had gone on the record with the County several times about the issue and continued to push for better signage and visibility for the roundabout. He encouraged residents to contact both County staff and elected officials about the issue.

Resident Patricia Thomas thanked the Board for its support on the HOA roadway issue as well as other issues.

New Business

CA Leadership Status

The Board discussed issues regarding CA leadership.

State Delegation Local Legislation

The Board discussed two proposed Maryland State Delegation local bills. The first was Ho. Co. 10-23, which would change the process for Howard County Board of Education elections from Howard County resident electing candidates from Howard County Council Districts to State Senatorial Districts. The bill would also reduce the number of elected BOE members from seven to five, with two additional members appointed by the Howard County Executive from a list of candidates submitted by the Howard County Delegation to the Maryland General Assembly. The BOE would also still include a student board member. **Mr. Edelson** said that the Oakland Mills Education Committee had discussed the bill and did not support it.

The second bill was Ho. Co. 7-23, which would require each village community association for a village of Columbia to require each candidate for election to the village board or the Columbia Council who received donations or made disbursements to file reports of the donations and disbursements with the village community association. Failure to file a reports would disqualify the candidate from serving on village board/CCR. The villages would also be required to make these reports public. A discussion ensued.

Both bills would be brought back for discussion at the December 13th Board meeting.

Old Business

County Executive's First Citizen's Budget Hearing

Mr. Edelson discussed the draft testimony with the Board (ATTACHMENT C). The date for the December Citizen's FY24 Budget Hearing had not been announced yet.

Stevens Forest Road Safety

Mr. Wortman presented a draft letter regarding safety on Stevens Forest Road in front of Stevens Forest Elementary School from OMCA and the SFES PTA to the County, Howard County Police Department, and Howard County Public School System (ATTACHMENT D). A discussion ensued.

Revised HOA Roadways Letter

Mr. McCormack shared the revised HOA Roadways letter (ATTACHMENT E). The Board agreed on changes and further discussion over email before sending the letter to the County.

CCR Report

Ms. Thomas discussed the sale of Columbia Pointe. She asked for input on CA Board meeting agendas by the following Monday. She also discussed the bathroom for the upper level of The Other Barn and said

she was against a CA assessment increase.

Village Manager's Report

Ms. Cederbaum shared news about 2nd Quarter Financials, holiday events and rentals at The Other Barn, and the staff holiday get-together.

Bulletin Board

Members of the Board and staff wished everyone a Happy Thanksgiving.

Ms. Thomas commented on the success of a Lavenia Nesmith jazz concert at the Coffeeshouse in Owen Brown. **Ms. Cederbaum** added that the annual Jazz in the Mills Holiday Extravaganza would take place on December 4th at 5:00 p.m. The Other Barn.

Mr. McCormack motioned to go into closed session at 9:16 p.m. to discuss matters pertaining to employees and personnel. **Mr. Wortman** seconded, and the motion passed (5-0-0).

The closed session of the OMCA Board began at 9:16 p.m. and ended at 9:33 p.m.

Mr. Edelson went into the regular open session of the OMCA Board at 9:33 p.m.

Upon return to open session, it was announced that during the closed session the Board reviewed personnel in preparation for the next quarter of the year.

Mr. Edelson adjourned the OMCA Board meeting at 9:34 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, December 13, 2022
7:00 p.m.**

Topic: OMCA Board of Directors Meeting

Time: Dec 13, 2022 07:00 PM Eastern Time

Join Zoom Meeting

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

Meeting ID: 844 8894 0099

One tap mobile

+13017158592,,84488940099# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 844 8894 0099

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

7:00 p.m.

Opening of meeting

Approve Minutes from November 22, 2022 Board Meeting

Approve Agenda for December 13, 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)

Maryland State Delegation proposed local legislation for 2023 session and upcoming Dec. 14 hearing, Board discussion (15 min)

Link to proposed legislation: <https://www.howardcountymd.gov/state-delegation/2023-proposed-local-legislation>

7:30 p.m.

OMCA Board Chair Report, Jonathan Edelson (10 min)

7:40 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)
Vice-Chair Columbia Association Board of Directors

CA Budget Update
Update on Lake Elkhorn and play area study
Open space study, and watershed study update
Status for EV charging stations in Columbia

7:50 p.m. Village Manager Report, Sandy Cederbaum (10 min)
FY23 2nd Quarter Financial Review and Vote
Financial and Operations Update

8:00 p.m. Committee Reports (10 min)
Housing Committee, Bill McCormack, Chair
Architecture, Lynn Engelke, Chair
Education, Jonathan Edelson, Chair
Public Space, Warren Wortman, Chair

8:10 p.m. Board Bulletin Board (5 min)

8:15 p.m. Closed Session: Pursuant to the Maryland Homeowners Association act the Oakland Mills Board of Directors will meet in closed session in order to:
Discuss matters pertaining to employees and personnel.

8:30 p.m. Adjourn

Oakland Mills Community Association
The Other Barn
5851 Robert Oliver Place
Columbia, MD 21045

November 30, 2022

TO: Marie Davidson, CPA, CA Senior Internal Auditor
Dennis Matthey, CA VP Community Operations

FROM: Sandy Cederbaum, Village Manager, Oakland Mills Community Association

SUBJ: FY23, 2nd Quarter Financial Variance Memo

Revenue:

2. Leases and Rental: Uptick in number of rentals as we come out of two years of Covid.

Expenses:

- 10. Janitorial Wages:** Direct result from the increase in rentals.
- 12. Payroll Benefits:** Quarter benefits more than anticipated will likely balance out by year end.
- 14. Payroll Taxes:** Quarter taxes less than anticipated will likely balance out by end of year.
- 10. Janitorial Wages:** Increase in cleaning, setup/breakdown for the quarter.
- 11. Fees:** Quarterly web and software fees greater than anticipated for the quarter.
- 17. Business Expenses:** Less expenses for meetings due to virually held meetings and no business gatherings.
- 18. Taxes:** Due to billing schedule and will balance out by year end.
- 25. Utilities:** Will likely see higher bill in winter months. Less than budgeted costs thus far.
- 28. Depreciation:** Amount budgeted for depreciation was overestimated.

Input cells

Village: OAKLAND MILLS
 Fiscal Year: FY23
 Quarter: 2
 Date Prepared: 25-Nov-22

STATEMENTS OF FINANCIAL POSITION
May 1 - October 31

<u>ASSETS</u>	<u>FY23</u>	<u>FY22</u>	<u>Variance</u>
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	185,845	122,296	63,549
Cash (Savings Accounts)	151,891	239,564	(87,673)
Short term investments	20,622	20,601	21
Total Cash and Investments	358,458	382,561	(24,103)
Accounts Receivable	0	0	0
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	0	0	0
Furniture, Fixtures and Leasehold Improvements	131,341	108,510	22,831
Accumulated Depreciation	(107,790)	(101,468)	(6,322)
Net Furniture and Fixtures	23,551	7,042	16,509
TOTAL ASSETS	382,009	389,602	(7,593)
<u>LIABILITIES AND NET ASSETS</u>			
Accounts Payable	21,058	295	20,763
Amount Payable to CA for excess cash reserves	40,202	0	40,202
Security Deposits	19,240	19,865	(625)
Sales Tax	0	0	0
Deferred Revenue - CA	0	84,940	(84,940)
Deferred Revenue - Other	5,595	0	5,595
Accrued Liabilities - Payroll	8,971	6,980	1,991
Accrued Liabilities - Other	25,092	24,903	189
Long Term Debt Due Within 1 Year	0	10,000	(10,000)
Subtotal - Short Term Liabilities	120,159	146,983	(26,824)
Long Term Debt Due After 1 Year	0	0	0
Unrestricted Net Assets:			
Beginning of year	199,478	200,918	(1,440)
Increase/(Decrease) in Unrestricted Net Assets for Year	62,372	41,701	20,671
Net Assets - Year-to-Date	261,850	242,619	19,231
TOTAL LIABILITIES & NET ASSETS	382,009	389,602	(7,593)

Village: OAKLAND MILLS
 Fiscal Year: FY23
 Quarter: 2
 Date Prepared: 25-Nov-22

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - October 31

	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>		<u>YTD Prior Year</u>
REVENUES						
1 CA Annual Charge Share	90,727	181,454	181,455	(1)		169,880
2 Lease & Rental	49,861	146,018	112,125	33,893	Requires Comment	69,111
3 Tuition & Enrollment	0	0	0	0		0
4 Interest	5	10	10	0		10
5 Special Events	4,711	10,971	10,200	771		3,735
6 Fees	13	17	15	2		14
7 Miscellaneous	150	345	300	45		1,581
8 Gain/loss on Disposal of Asset	0	0	0	0		0
Total Revenue	<u>145,467</u>	<u>338,816</u>	<u>304,105</u>	<u>34,711</u>		<u>244,331</u>
EXPENSES						
9 Staff Salaries	72,883	143,928	150,000	(6,072)		112,773
10 Janitorial Wages	1,834	3,409	2,700	709	Requires Comment	1,264
11 Contract Labor	1,005	1,785	2,000	(215)		1,523
12 Payroll Benefits	15,242	26,163	19,500	6,663	Requires Comment	19,614
13 Payroll Taxes	6,036	10,012	13,500	(3,488)	Requires Comment	9,411
14 Janitorial Expense	11,500	22,055	15,750	6,305	Requires Comment	10,501
15 Fees	11,448	17,016	16,260	756		6,226
16 Operating Expenses	904	1,972	2,160	(188)		2,541
17 Business Expenses	132	132	950	(818)	Requires Comment	975
18 Insurance	0	7,149	7,000	149		6,791
19 Advertising	2,291	4,582	3,800	782		1,762
20 Newsletter	0	0	0	0		0
21 Other Printing	686	686	400	286		506
22 Donations/Contributions	0	0	0	0		0
23 Special Events	5,693	11,389	12,500	(1,111)		6,123
24 Taxes	0	(400)	600	(1,000)	Requires Comment	0
25 Utilities	4,862	12,993	19,900	(6,907)	Requires Comment	15,196
26 Repairs & Maintenance	6,202	9,934	8,500	1,434		5,728
27 Furniture & Fixtures	207	207	1,000	(793)	Requires Comment	252
28 Total Expenses Before Depreciation	<u>140,925</u>	<u>273,012</u>	<u>276,520</u>	<u>(3,508)</u>		<u>201,186</u>
29 Depreciation	1,716	3,432	2,197	1,235	Requires Comment	1,444
30 Total Expenses	<u>142,641</u>	<u>276,444</u>	<u>278,717</u>	<u>(2,273)</u>		<u>202,630</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>2,826</u>	<u>62,372</u>	<u>25,388</u>	<u>36,984</u>		<u>41,701</u>

Input cells

Village: OAKLAND MILLS
 Fiscal Year: FY23
 Quarter: 2
 Date Prepared: 25-Nov-22

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - October 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share	90,727	181,454	181,455	(1)	169,880
A. CA Base Annual Charge Share	81,797	163,594	163,594	0	155,982
B. CA Medical Reimbursement	8,508	17,016	17,017	(1)	13,098
C. Other CA Reimbursement	422	844	844	0	800
D. Payment to CA for excess cash reserves	0	0	0	0	0
2 Lease & Rental	49,861	146,018	112,125	33,893	69,111
A. Room Rentals	35,401	122,803	96,600	26,208	56,351
B. Leases	14,060	22,760	15,150	7,610	12,760
C. Retained Deposits	400	450	375	75	0
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	0	0	0	0	0
5 Special Events	5	10	10	0	10
6 Fees	4,711	10,971	10,200	771	3,735
A. Copier	13	17	15	2	14
B. Late Fees	4	4	0	4	0
C. Postage	0	4	0	4	0
D. Notary	0	0	0	0	0
E. Other	9	9	15	(6)	14
7 Miscellaneous	0	0	0	0	0
A. Sales	150	345	300	45	1,581
B. Newsletter Ads	150	345	300	45	1,581
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	0	0	0
8 Gain/loss on Disposal of Asset	0	0	0	0	0
	0	0	0	0	0
Total Income	145,467	338,816	304,105	34,711	244,331

Village: OAKLAND MILLS
 Fiscal Year: FY23
 Quarter: 2

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - October 31

<u>EXPENSES</u>	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>YTD Prior Year</u>
9 Staff Salaries	72,883	143,928	150,000	(6,072)	112,773
10 Janitorial Wages	1,834	3,409	2,700	709	1,264
11 Contract Labor	1,005	1,785	2,000	(215)	1,523
12 Payroll Benefits	15,242	26,163	19,500	6,663	19,614
13 Payroll Taxes	6,036	10,012	13,500	(3,488)	9,411
14 Janitorial Expense	11,500	22,055	15,750	6,305	10,501
A. Cleaning Service	5,545	10,718	11,000	(282)	6,964
B. Setup & Breakdown	5,019	9,699	3,250	6,449	2,686
C. Floors, Carpets and Windows	212	212	0	212	0
D. Supplies	724	1,426	1,500	(74)	851
15 Fees	11,448	17,016	16,260	756	6,226
A. Accounting	1,705	2,295	3,000	(705)	1,995
B. Legal	0	0	500	(500)	0
C. Performance	0	0	0	0	0
D. Audit	8,009	8,009	8,200	(191)	0
E. Web	0	1,257	510	747	765
F. Other	1,734	5,455	4,050	1,405	3,466
16 Operating Expenses:	904	1,972	2,160	(188)	2,541
A. Office Supplies	0	0	0	0	0
B. Program Supplies	(31)	354	1,500	(1,146)	1,846
C. Cost of Goods Sold	0	0	40	(40)	0
D. Postage	0	0	0	0	0
E. Staff Development	0	0	50	(50)	100
F. Catering/Food Service	0	0	0	0	0
G. Other	935	1,618	570	1,048	595
17 Business Expenses	132	132	950	(818)	975
A. Mileage	80	80	250	(170)	0
B. Food (Business Meals)	0	0	500	(500)	308
C. Other	52	52	200	(148)	667
18 Insurance	0	7,149	7,000	149	6,791
19 Advertising	2,291	4,582	3,800	782	1,762
20 Newsletter	0	0	0	0	0
21 Other Printing	686	686	400	286	506
22 Donations/Contributions	0	0	0	0	0
23 Special Events	5,693	11,389	12,500	(1,111)	6,123
24 Taxes	0	(400)	600	(1,000)	0
25 Utilities	4,862	12,993	19,900	(6,907)	15,196
A. Gas & Electric	3,685	10,933	17,000	(6,067)	12,143
B. Water & Sewer	622	951	1,250	(299)	1,397
C. Telephone	555	1,109	1,650	(541)	1,656
26 Repairs & Maintenance	6,202	9,934	8,500	1,434	5,728
A. Building	4,753	7,193	6,000	1,193	3,851
B. Equipment	1,449	2,741	2,500	241	1,877
C. Rental	0	0	0	0	0
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture, Fixtures and Equipment	207	207	1,000	(793)	252
28 Total Expenses Before Depreciation	140,925	273,012	276,520	(3,508)	201,186
29 Depreciation	1,716	3,432	2,197	1,235	1,444
30 Total Expenses	142,641	276,444	278,717	(2,273)	202,630
Increase/(Decrease) in Unrestricted Net Assets	2,826	62,372	25,388	36,984	41,701

**Oakland Mills Community Association, Inc.
Statement for Meeting in Closed Session**

LOCATION: VIRTUAL
THE OTHER BARN
5851 ROBERT OLIVER PLACE
COLUMBIA, MD 21045

DATE: _____

TIME: _____

MOTION BY: _____

SECONDED BY: _____

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Chair				
Lynn-Steven Engelke, AC Chair				
William McCormack, Vice-chair				
Rebecca Bryant				
Jerome Rollerson				
Warren Wortman				

REASON(S) FOR MEETING IN CLOSED SESSION

Pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session or adjourn an open session to a closed session in order to:

(1)	Discuss matters pertaining to employees and personnel;
(2)	Protect the privacy or reputation of individuals in matters not related to homeowners association's business;
(3)	Consultation with legal counsel;
(4)	Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation;
(5)	Investigative proceedings concerning possible or actual criminal misconduct;
(6)	Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association;
(7)	Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure;
(8)	Or an individually recorded affirmative vote of two-thirds of the board or committee members present, some other exceptional reason so compelling as to override the general public policy in favor of open meetings.

TOPICS TO BE DISCUSSED:

TIME CLOSED SESSION BEGAN: _____

TIME CLOSED SESSION ENDED: _____

PERSONS PRESENT DURING CLOSED SESSION:

UPON RETURN TO OPEN SESSION, ANNOUNCE OUTCOME OF CLOSED SESSION (e.g. specific action taken, results of vote, no action taken):

SIGNATURE OF PRESIDING OFFICER