



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

oakland mills
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February 14, 2023

Link to YouTube recording of the February 14, 2023 OMCA AC Appeal and Board Meeting:
<https://youtu.be/Ya3goTsiM30>

OMCA REGULAR BOARD MEETING

This meeting was held virtually.

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

Present: Jonathan Edelson, Chair; Lynn Engelke, AC Committee Chair; Bill McCormack, Vice-chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Jerome Rollerson

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 January 24, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Thomas** motioned to approve the February 14, 2023 Board Meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (5-0-0).

New Business

Voting Rights in Columbia, HB 1024/Ho. Co. 17-23

Mr. Edelson reviewed HB 1024/Ho. Co. 17-23 (ATTACHMENT C), which would change who was eligible to vote in Columbia village board elections from one vote per property and one vote per lease to one vote per property owner and one vote per lessee. A committee hearing on the bill would be held on March 7. The Board agreed to draft testimony to be brought back as Old Business at the February 28 Board meeting.

Board Chair Report

Mr. Edelson reported that he sent an email/post about progress on Stevens Forest Road safety measures and had asked the County Traffic Engineer office to send an infographic for sharing. Changes at the intersection of Stevens Forest and Kilimanjaro Roads included a lit “no right turn” sign, a “yield to pedestrians” sign, and lengthened signal times.

Councilmember Opel Jones would be conducting research to see what the county could do to enact enabling legislation for HOA roadways. Councilmember Jones would also follow up about other issues, including the Stevens Forest Road roundabout and funding for OMMS/OMHS renovations.

CCR Report

Ms. Thomas discussed progress on the CA FY2024 budget. She reported on CA efforts to improve communication with villages, including having CA staff members attend village board meetings. **Ms. Thomas** also discussed CA interim president/CEO Dennis Matthey. She thanked Ms. Bryant and Mr. McCormack for the testimonies they gave during resident speakout at the CA board meeting on tot lots. Their testimony included questions and answers with the CA board. **Ms. Thomas** said that CA might be bringing back the tot lot pilot program in Oakland Mills.

Village Manager’s Report

Ms. Warren gave an update on the search for a rental and venue coordinator and said that she would be posting soon for the event coordinator position. She was working with the bookkeeper and accountant on the third-quarter financials. She discussed Howard County’s Reinvest*Renovate*Restore Housing Repair Loan Program and said that the County’s Housing Repair Program Coordinator, Taylor Shelton, would be coming to a Board meeting to present information on the program.

CA would be holding a Change in Columbia speaker series event, “A Fresh Approach to Wellbeing,” at The Other Barn on February 27 from 6:00 to 8:00 p.m. Events in March included Lively Arts with Pam the Kindersinger, Jazz in the Mills, and Columbia Cleans. Trucks would be driving in and out of Blandair Park for soil removal, which would increase traffic and noise near Timesweep Lane. The soil removal would start February 22 and continue for two weeks.

Committee Reports

Architecture Committee

Ms. Engelke encouraged residents to apply to programs such as Reinvest*Renovate*Restore to help with home improvement repair. She said this particular program was helpful because it was based on income rather than home value.

Open Space

Mr. McCormack said that he and Ms. Bryant had a good interaction with CA about tot lots. CA would vote on the issue at its next board meeting.

Public Space

Mr. Wortman said that orange fencing had been erected on Lightning View Road for a County stream restoration project. He reported on upcoming bike corrals, including the Oakland Mills Fall Festival bike corral.

Bulletin Board

Mr. Wortman reminded residents of the hybrid Public Space Committee meeting at the Elkridge Public Library on February 21. Attendees could also participate by Zoom.

Mr. McCormack shared his support of changes at the intersection of Kilimanjaro and Stevens Forest Roads. He said changes also needed to be made at the intersection of Stevens Forest Road and Broken Land Parkway at the pedestrian crossing. **Mr. Wortman** said he would put it on the Public Space Committee meeting agenda.

Ms. Warren thanked the office staff for its support during her transition to Village Manager.

Mr. McCormack motioned to go into closed session at 8:30 p.m. to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. Wortman** seconded, and the motion passed (5-0-0).

The closed session of the OMCA Board began at 8:31 p.m. and ended at 8:36 p.m. (ATTACHMENT D)

Mr. Edelson went into the regular open session of the OMCA Board at 8:36 p.m.

Upon return to open session, it was announced that during the closed session the Board voted to remove the flag from a property.

Mr. Edelson adjourned the OMCA Board meeting at 8:37 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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January 24, 2023

Link to YouTube recording of the January 24, 2023 OMCA AC Appeal and Board Meeting:
https://youtu.be/mnG_Gg4VPxl

OMCA ARCHITECTURAL COMMITTEE APPEAL

This meeting was conducted virtually.

Ms. Engelke called the meeting of the Architectural Committee to order at 6:32 p.m.

Present: Lynn Engelke, Architectural Committee Chair; Jonathan Edelson, OMCA Board Chair; Bill McCormack, OMCA Board Vice-chair; Warren Wortman; Jerome Rollerson; Rebecca Bryant

Quorum Present: Yes

Also Present: OM Village Manager Sandy Cederbaum; OMCA Covenant Advisor Michael Vaughn; OMCA Administrative Assistant Amy Carpenter; Kim Thompson (owner of the property being appealed); RAC Chair David Smith; RAC Member Lisa Dillard.

Ms. Engelke presented information on procedure. She then presented the appeal, which had been made by the owners of 5205 Farm Pond Lane, Nathan and Kim Thompson.

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

Mr. Edelson motioned to uphold the Architectural Committee Chair's decision. **Ms. Bryant** seconded, and the motion failed (2-4-0).

Mr. McCormack motioned to overturn the AC Chair's decision with the stipulations that the shed's location remain the same and the homeowner change the color of the shed to brown. **Ms. Bryant** seconded, and the motion passed (4-2-0).

Ms. Engelke adjourned the meeting of the OMCA Architectural Committee at 7:02 p.m.

OMCA REGULAR BOARD MEETING

This meeting was held virtually.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:06 p.m.

Present: Jonathan Edelson, Chair; Lynn Engelke, AC Committee Chair; Bill McCormack, Vice-chair; Rebecca Bryant (left at 8:27 p.m.); Jerome Rollerson; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Ginny Thomas

Quorum Present: Yes

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

Opening of Meeting

- **Mr. Rollerson** motioned to approve the January 10, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the January 24, 2023 Board Meeting agenda (ATTACHMENT B). **Ms. Bryant** seconded, and the motion passed (6-0-0).

Resident Remarks

Resident Brawnlyn Patterson spoke about excessive speed and failure to stop at the intersection of White Acre and Thunder Hill Roads. She said she had been in contact with the County about the issue. **Ms. Cederbaum** asked that she and the Board be copied on any emails Ms. Patterson sent to the County so they could be aware of the County's response. Ms. Patterson also said she had been working with the Howard County Arts Council on placing art in certain locations around Oakland Mills. **Ms. Cederbaum** cautioned about graffiti art on tunnel walls. There were already graffiti issues on CA paths and in the tunnels, and graffiti art and other mural art might attract more graffiti. She was supportive of art in other venues. **Mr. Edelson** requested that Ms. Alston call him during the week to discuss unresolved traffic issues.

Old Business

OMCA's CA Senior Advisory Representative

Mr. Wortman motioned to recommend John Cooney as OMCA's CA Senior Advisory Committee representative. **Mr. Rollerson** seconded, and the motion passed (6-0-0).

OMCA 2023 Election Guidelines

Ms. Cederbaum shared the revised OMCA 2023 Election Guidelines (ATTACHMENT C). **Mr. Edelson** said that the company OMCA was planning to use for online voting, Intelliscan, also could handle the election printing and mailing, as well as tabulation of mail-in ballots and had done so successfully for other villages, including Wilde Lake, which in previous years had received Oakland Mills' mailed ballots at their office. OMCA did not yet have an estimate from Intelliscan of how much it would cost. A discussion ensued. **Mr. Wortman** motioned to approve the change to the Election Guidelines to allow Intelliscan to handle the election printing/mailing and the mail-in ballot tabulation if their quote was no more than 10% of the cost of using the old company and doing the count in-house, and

if Intelliscan's quote exceeded 10%, the Board would convene a special session to consider the new quote before making the final determination on the language. **Mr. McCormack** seconded, and the motion passed (6-0-0).

Ms. Cederbaum shared the draft Candidate Financial Disclosure Statements (ATTACHMENT D) and Candidate Financial Disclosure text for the Election Guidelines (ATTACHMENT E). A discussion about the language for the statements and election guidelines ensued. **Mr. Rollerson** motioned to accept the language as amended in the 2023 Election Guidelines section F. **Mr. Wortman** seconded, and the motion passed (6-0-0). **Mr. Wortman** motioned to accept the Election Guidelines as amended, contingent on the provision in the Board's first motion on the Intelliscan language. **Ms. Engelke** seconded, and the motion passed (6-0-0).

CA Play Areas

Mr. McCormack discussed the CA play area issue. He shared the OMCA Open Space Advisory Committee's recommendations and SWOT analysis as outlined during the OSAC's January 18th meeting (ATTACHMENT F). **Ms. Bryant** said she was willing to attend the CA work session to present in-person. The recommendations would also be submitted electronically. **Mr. McCormack** motioned to accept the recommendations of the Open Space Advisory Committee and bring them to CA. **Mr. Rollerson** seconded, and the motion passed (5-0-0).

2023 OMCA Election Monitor Committee and Calendars

Ms. Cederbaum shared the list of proposed election monitor committee members and chairs (ATTACHMENT G). **Mr. McCormack** motioned to approve the list of election committee members and chairs. **Mr. Rollerson** seconded, and the motion passed (5-0-0).

Ms. Cederbaum shared the revised OMCA 2023 Election Calendars (ATTACHMENT H). **Mr. McCormack** motioned to accept the calendars as amended. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson reported that two bills had been reintroduced in the Maryland State House and were now at the committee level: Homeowners' Bill of Rights (formerly HB1060, reintroduced as HB0029) and HOA Repair and Rehabilitation Funds (formerly HB1061, reintroduced as HB0055). Both were bills that the Board had supported before. The Board agreed to send testimony supporting both bills.

Mr. Edelson said that a court case regarding an in-home business that a former resident had brought against OMCA, CA, and the County had been dismissed.

Village Manager's Report

Ms. Cederbaum gave her final report before retirement. She thanked the Board for its friendship and support. New Village Manager Brigitta Warren had been training with Ms. Cederbaum every day.

Ms. Cederbaum reported that The Other Barn's fireplace needed repair.

Ms. Warren said she was looking forward to working with the Board.

Committee Reports

Public Space

Mr. Wortman shared an update from the Public Space Committee's January meeting (ATTACHMENT I). He reported that Lightning View Road would be undergoing repairs in 2023 and the County might add sharrows (shared bicycle/car lanes).

The proposed bicycle/pedestrian path that would run under Highway 29 from Toby's Diner and under Broken Land Parkway to Stevens Forest Road near Allview had received \$3 million in federal funding as well as \$1 million from the County.

Construction on the Dobbin Road path would start in 2023.

Mr. Wortman said that he would be speaking to the County Executive during the County's listening session about the Orchard Green/Red Branch Road path and crosswalk. He planned to mention the Board's support of the project.

Mr. Wortman said that the Howard County Active Transportation Open House would take place at the Elkridge Library on February 21st, the same night as the OMCA Public Space Committee's next meeting, so the committee would hold a hybrid meeting at the Elkridge library to coincide with the County's open house.

Education Committee

Mr. Edelson reported that there would be public hearings and work sessions on the proposed FY2024 HCPSS capital budget. This budget was important because it included OMMS renovations and would need continued community involvement.

Bulletin Board

Board members wished Ms. Cederbaum well on her retirement. Ms. Warren reminded everyone about Ms. Cederbaum's retirement open house.

Ms. Engelke said she attended the Oakland Mills Interfaith Center Green Team's meeting, which gave an update on recent green improvements to the Interfaith Center grounds. The team thanked Oakland Mills for its donation as well as Yards Alive for its continued support. She said that they were asking for volunteers to help with Maryland's Plan to Plant 5 Million Trees.

Mr. Edelson thanked Sandy for her service and dedication and also thanked her whole family for their support through the years.

Ms. Cederbaum thanked the Board and said she would miss the Board and community members.

Mr. Edelson adjourned the OMCA Board meeting at 9:05 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, February 14, 2023
7:00 p.m.**

Join Zoom Meeting

Topic: OMCA Board of Directors 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 January 24, 2022 Board Meeting

Approve Agenda for February 14, 2023 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

Voting Rights in Columbia Village Elections, Ho. Co. 17-23 (Board Discussion, 20 min)

CA Leadership Status (Board Discussion, 15 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**

CA budget update

Tot lot/open space update

Update on CEO/President selection

8:10 p.m. **Village Manager Report**, Brigitta Warren (10 min)
Financial and Operations Update

8:20 p.m. **Committee Reports (10 min)**
Architecture, Lynn Engelke, Chair
Open Space Advisory Committee, **Bill McCormack and Gerry Whitte**, Co-Chairs
Public Space, Warren Wortman, Chair
Education, **Jonathan Edelson**, Chair

8:30 p.m. **Board Bulletin Board (5 min)**

8:35 p.m. **Board Closed Session**
Pursuant to the Maryland Homeowners' Association Act the Board will meet in closed session for Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation

8:45 p.m. **Adjourn**

HOUSE BILL 1024

N1

3lr1623

By: Howard County Delegation

Introduced and read first time: February 10, 2023

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Elections in Villages of Columbia – Voting Rights**3 **Ho. Co. 17–23**

4 FOR the purpose of requiring that in certain elections conducted by a village community
 5 association for a village of Columbia each owner of a residential lot is entitled to one
 6 vote; requiring that, if a village community association for a village of Columbia
 7 allows lessees to vote in certain elections conducted by the village community
 8 association, each holder of a residential leasehold is entitled to one vote; and
 9 generally relating to voting rights in elections in the villages of Columbia.

10 BY adding to

11 Article – Real Property

12 Section 11B–106.3

13 Annotated Code of Maryland

14 (2015 Replacement Volume and 2022 Supplement)

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
 16 That the Laws of Maryland read as follows:

17 **Article – Real Property**18 **11B–106.3.**

19 (A) IN THIS SECTION, “VILLAGE COMMUNITY ASSOCIATION” MEANS A
 20 VILLAGE COMMUNITY ASSOCIATION FOR A VILLAGE OF COLUMBIA IN HOWARD
 21 COUNTY.

22 (B) IN AN ELECTION FOR THE VILLAGE BOARD OR COLUMBIA COUNCIL
 23 CONDUCTED BY A VILLAGE COMMUNITY ASSOCIATION:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(1) IF A RESIDENTIAL LOT WITHIN THE VILLAGE COMMUNITY**
2 **ASSOCIATION IS OWNED BY MORE THAN ONE PERSON, EACH OWNER OF THE LOT IS**
3 **ENTITLED TO ONE VOTE IN THE ELECTION; AND**

4 **(2) IF THE VILLAGE COMMUNITY ASSOCIATION ALLOWS LESSEES TO**
5 **VOTE IN THE ELECTION, AND A RESIDENTIAL LEASEHOLD WITHIN THE VILLAGE**
6 **COMMUNITY ASSOCIATION IS HELD BY MORE THAN ONE LESSEE, EACH HOLDER OF**
7 **THE LEASEHOLD IS ENTITLED TO ONE VOTE IN THE ELECTION.**

8 **(C) THIS SECTION DOES NOT LIMIT THE AUTHORITY OF A VILLAGE**
9 **COMMUNITY ASSOCIATION TO ALLOW PERSONS TO VOTE IN AN ELECTION FOR THE**
10 **VILLAGE BOARD OR THE COLUMBIA COUNCIL IN ADDITION TO THE PERSONS WHOM**
11 **THE VILLAGE COMMUNITY ASSOCIATION MUST ALLOW TO VOTE UNDER SUBSECTION**
12 **(B) OF THIS SECTION.**

13 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
14 October 1, 2023.

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:

Table with 5 columns: BOARD MEMBER, AYE, NAY, ABSTAIN, ABSENT. Rows include 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:

Table with 2 columns: Numbered list (1-8) and Description of reasons for meeting in closed session, such as 'Discuss matters pertaining to employees and personnel;' and 'Protect the privacy or reputation of individuals in matters not related to homeowners association's business;'.

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