



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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March 14, 2023

Link to YouTube recording of the March 14, 2023 OMCA AC Appeal and Board Meeting:
<https://youtu.be/LbwbP5DwqEQ>

OMCA REGULAR BOARD MEETING

This meeting was held virtually.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:03 p.m.

Present: Jonathan Edelson, Chair; Lynn Engelke, AC Committee Chair; Bill McCormack, Vice-chair (arrived 7:49 p.m.); 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 February 28, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (4-0-0).
- **Mr. Wortman** motioned to approve the March 14, 2023 Board Meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (4-0-0).

Resident Remarks

Karin Emery thanked Ms. Bryant and Mr. McCormack for their work on getting a CA play area (tot lot) pilot program in Oakland Mills.

Board Chair Report

Mr. Edelson reported that **Ms. Warren** received a reply from Klein Enterprises. Gran Sabor would open once the permit process was complete. **Mr. Edelson** also reported on the testimony he gave on behalf of OMCA at the County Executive's second citizens budget hearing.

CCR Report

Ms. Thomas discussed CA's functioning under interim CA President/CEO Dennis Matthey. The transition plan called for hiring a new CA President/CEO by May 2024. The exact timeline for the search would be

discussed at the next CA board meeting.

Ms. Thomas thanked Mr. McCormack and Ms. Bryant for their work on CA play areas. The CA board would discuss at its next board meeting a possible taskforce for the play area pilot program that would include representatives from each of Columbia's villages.

Ms. Thomas discussed the CA budget. The CA board voted not to increase the assessment. She said construction of The Other Barn's bathroom had also been included in the budget. All pools would be opening in the summer.

The CA Board testified against HB1024, which would have changed how voting was conducted in village elections. The bill was later withdrawn. **Ms. Thomas** said that she testified in support of HB1195, which would require "a certain entity seeking any waiver or exemption from or authorization under any zoning regulation, zoning map amendment, conditional use permit, final development plan, or other land use authorization to publicly disclose the name of each individual who owns the entity, including any individual who owns an affiliated entity" (from bill synopsis).

Ms. Thomas asked Mr. Wortman about continuing to push for the Orchard Green/Red Branch path and crosswalk funding. **Mr. Wortman** said that the path/crosswalk had been included in the County's transportation priority letter to the State. **Mr. Edelson** said he sent an email in support of the priority letter on behalf of the Board.

Village Manager's Report

Ms. Warren said Lively Arts and Jazz in the Mills performances would be taking place the following weekend. She reported that the OMCA elections were contested for Columbia Council Representative. The OM Election Forum would be held on April 4th and would be hybrid. She was working on election voting documents, and the new facility and rental coordinator had been coming in for training. She was still looking for an events coordinator. Staff would be helping in the meantime.

Klein would be evaluating lights in the village center and would replace any that were out. Taylor Shelton, Howard County Housing & Community Development's Housing Repair Program Coordinator, would be presenting the *Reinvest*Renovate*Restore* loan program at the next Board meeting. A CA rep would be visiting the April 11 Board meeting. Blandair soil removal had been completed, but more removal might be needed later.

Ms. Thomas thanked Ms. Warren for representing OM at Oakland Mills Local Leadership Team's community dinner.

Committee Reports

Education

Mr. Edelson reported that an OMHS teacher testified at the County Executive's citizens budget hearing about the County's disparate investment in schools and how it affected the Maryland Department of Education's star rankings of schools.

On March 22, the SFES PTA would be hosting the Harlem Wizards at OMHS. OMHS orchestra and guitar players would be performing at Historic Savage Mill on March 25 from 12:30 to 4:30.

Public Space

Mr. Wortman reported that he spoke with Chris Eatough about the intersection of Stevens Forest Road and Broken Land Parkway and gathered with Mr. Edelson and other community members at the intersection to observe pedestrian/bicyclist safety issues. **Mr. Wortman** would be drafting a letter about the intersection that would be discussed at the next Board meeting.

Bulletin Board

Ms. Warren said that the grandson of OMCA staff member Charlotte Cook was in a production of Kinky Boots at the Olney Theatre.

Ms. Bryant said that Yards Alive was gearing up for the new growing season. New members had joined. Yard Alive was thinking of participating in a program sponsored by the National Aquarium called the City Nature Challenge. Questions had been asked about this year's cul-de-sac beautification program. The program would be part of the OMCA FY24 budget discussion.

Mr. McCormack thanked everyone who looked at the Stevens Forest Road/Broken Land Parkway intersection.

Mr. Edelson encouraged people to attend OMHS's production of Newsies March 16, 17, and 18.

Mr. Wortman motioned to go into closed session at 7:54 p.m. to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Ms. Bryant** seconded, and the motion passed (5-0-0).

The closed session of the OMCA Board began at 7:55 p.m. and ended at 8:34 p.m. (ATTACHMENT C)

Mr. Edelson went into the regular open session of the OMCA Board at 8:34 p.m.

Upon return to open session, **Mr. Edelson** announced that he would inform the Board of follow-up information from an attorney and would contact CA's interim president with a follow-up question.

Mr. Edelson adjourned the OMCA Board meeting at 8:35 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Virginia (Ginny) Thomas, Columbia Council Representative

February 28, 2023

Link to YouTube recording of the February 28, 2023 OMCA AC Appeal and Board Meeting:
<https://youtu.be/mNVgSAic-wc>

OMCA REGULAR BOARD MEETING

This meeting was held virtually.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:00 p.m.

Present: Jonathan Edelson, Chair; Lynn Engelke, AC Committee Chair; Bill McCormack, Vice-chair; Ginny Thomas, Columbia Council Representative (arrived 8:56 p.m.); Rebecca Bryant (arrived 7:25); Jerome Rollerson; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Wortman** motioned to approve the February 14, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to approve the February 28, 2023 Board Meeting agenda (ATTACHMENT B). **Mr. Rollerson** seconded, and the motion passed (5-0-0).

Resident Remarks

Joel Hurewitz spoke against Maryland House Bill 1024 (HB1024). **Mr. Edelson** said a letter from OMCA had been prepared and would be shared later in the meeting.

Resident Paul Verchinski spoke against HB1024.

Old Business

MD HB1024

Mr. McCormack reported on a meeting that took place February 25 with Maryland State Delegate Jessica Feldmark that he attended as a representative of OMCA. The meeting's subject was HB1024 and included seven of Columbia's villages. The bill would have required one vote per property owner and one

vote per tenant for elections in Columbia's ten villages. Questions arose about implementation, lack of consultation with the villages, intent behind the bill, and the contractual effect on HOA covenants. **Mr. Edelson** shared a draft letter stating OMCA's concerns and asking that the bill be withdrawn. A discussion ensued. **Mr. McCormack** motioned to send the letter as revised. **Mr. Rollerson** seconded, and the motion passed (6-0-0). Soon after the OMCA Board meeting ended, it was announced that Delegate Feldmark had withdrawn the bill.

Board Chair Report

Mr. Edelson reported that the Board of Education had adopted the FY24 operating and capital budgets, which included funding in FY24 for OMMS's renovation/addition and funding in FY26 for OMHS's renovation/addition. The budget would go next to the County for consideration. **Mr. Edelson** said he would reiterate OMCA's testimony from the County Executive's First Citizens Budget Hearing at the Second Citizens Budget Hearing on March 13, including testimony asking for funding for the renovations and thanks and encouragement for changes on Stevens Forest Road. The Board agreed that he could share the testimony at the CE's Second Citizens Budget Hearing. **Mr. Edelson** encouraged residents to testify about the renovations at the Budget Hearing.

Mr. Edelson reported that that a lit no-turn sign was functioning at the intersection of Kilimanjaro and Stevens Forest Roads. Grand Sabor still had not moved into its space in the village center, though its signs were still up. Ms. Warren had tried to contact Klein Enterprises about the restaurant and other issues but had not heard back.

Village Manager's Report

Ms. Warren presented OMCA's 3rd Quarter Financials (ATTACHMENT C). **Mr. McCormack** motioned to approve OMCA's 3rd Quarter Financials. **Ms. Bryant** seconded, and the motion passed (6-0-0).

Ms. Warren said a new Rental and Facility Coordinator had been hired, Ashleigh Jacobs. She would start training March 3, and her first full day would be March 27. **Ms. Warren** said she was currently looking for a new events coordinator.

Lively Arts would have a performance by Pam the Kindersinger on March 17, and the Oakland Mills Local Leadership Team would be having a community dinner on March 11.

Ms. Warren thanked the OMCA staff for its continued help with her transition to village manager.

Committee Reports

Education

Mr. Edelson asked that board members and residents get the word out about the HCPSS budget. He reported that HCPSS schools would have later start times next year that would require expanded student walking zones.

Public Space

Mr. Wortman reported on the February 21 Public Space Committee meeting held at the ElkrIDGE Public Library and online (ATTACHMENT D). He encouraged residents to contact Howard County Traffic Engineer Dave Cookson to ask that the Red Branch Road crosswalk be included in the County's Transportation Priority Letter. The Board agreed to also send a note in support of the crosswalk.

Mr. Wortman corrected previous information on the South Entrance trail. Construction would begin in FY24, not FY23. He said that the Public Space Advisory Committee recommended requesting that a County traffic engineer study the intersection of Broken Land Parkway and Stevens Forest Road for possible safety improvements for pedestrians and bicyclists trying use the crosswalk.

Bulletin Board

Mr. McCormack said that the CA Board voted on February 9 to have a playground (tot lot) pilot in one village, but a specific village was not named for the pilot. He said Ms. Bryant would be meeting with CA Interim President/CEO Dennis Matthey.

Ms. Engelke commended Ms. Bryant for her article in local blog, *The Merriweather Post*.

Ms. Engelke motioned to go into closed session at 8:12 p.m. to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. McCormack** seconded, and the motion passed (6-0-0).

The closed session of the OMCA Board began at 8:13 p.m. and ended at 8:56 p.m. (ATTACHMENT E)

Mr. Edelson went into the regular open session of the OMCA Board at 8:56 p.m.

Upon return to open session, it was announced that the Board authorized the Chair to consult with an attorney for up to an hour on a legal matter.

Mr. Edelson adjourned the OMCA Board meeting at 8:57 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**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 Meeting – Virtual Meeting Agenda
Tuesday, March 14, 2023, 7:00 p.m.**

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 February 28, 2023 Board Meeting

Approve Agenda for March 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.

Board Chair Report, Jonathan Edelson (10 min)

7:25 p.m.

Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)

Vice-Chair of the Columbia Association Board of Directors

Update on President/CEO for CA

Update on budget

Update on open space study

HB 1195 Development Transparency Act of 2023— I testified in support of Delegate Chao Wu's bill on March 7th

7:35 p.m. **Village Manager Report**, Brigitta Warren (5 min)
Financial and Operations Update

7:40 p.m. **Committee Reports (10 min)**
Architecture, Lynn Engelke, Chair
Education, Jonathan Edelson, Chair
Public Space Committee, Warren Wortman, Chair

7:50 p.m. **Board Bulletin Board (5 min)**

7:55 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

8:15 p.m. **Adjourn**

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

ATTACHMENT C

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