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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 ~

Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Warren Wortman

Karin Emery, Columbia Council Representative

**June 27, 2023**

**Link to YouTube recording of the June 27, 2023 OMCA Board Meeting:**

<https://youtu.be/wBejszzPX-l>

## **OMCA REGULAR BOARD MEETING**

This meeting was hybrid and was held in-person at The Other Barn and virtually via Zoom.

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:09 p.m.

**Present:** Jonathan Edelson, Chair; Bill McCormack, Vice-chair; Karin Emery, Columbia Council Representative; Rebecca Bryant; Char Nado (voted in as a new Board member during New Business); Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

**Quorum Present:** Yes

**Also Present:** Howard County Council District 2 Aide Ashley Alston; OM BWI Roundtable Representative Paul Verchinski; see resident list.

## **Opening of Meeting**

- **Mr. McCormack** motioned to approve the June 13, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (4-0-0).
- **Mr. Wortman** motioned to approve the June 27, 2023 Board Meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded. **Mr. Edelson** motioned to amend the agenda, and the agenda passed as amended (4-0-0).

## **Resident Remarks**

Resident and Oakland Mills Local Leadership Team member Jeannine Andrews said that OMLLT would be holding a Hispanic movie night in the summer and asked for OMCA's partnership in finding a location for the event. **Mr. Edelson** discussed the process for requesting use of CA parking lots and said OMCA could help facilitate.

## **New Business**

### ***BWI Roundtable and FAA Issues Update***

OM BWI Roundtable Representative Paul Verchinski summarized the history of issues with noise caused by flight paths over Columbia. He reported that the FAA was looking for comments on how to potentially

change the flight paths (<https://www.faa.gov/noisepolicyreview>). The survey/comment period would close July 31.

Mr. Verchinski also reported that Maryland state legislators had passed two bills recently amending the Maryland aviation commission. HB-204 would require “the Maryland Aviation Commission to consider certain types of impacts of decisions of the Commission or the Maryland Aviation Administration when carrying out certain provisions of law; [require] the Commission to consider information and advice from certain additional stakeholders; [require] that certain members of the Commission appointed by the Governor be recommended by certain county Senate delegations; etc.” (bill synopsis). SB-160 would require “the Maryland Aviation Commission to consider information and advice from certain additional stakeholders when carrying out the Commission's duties; [require] the Commission to consider the aviation, economic, business, environmental, health, and community-related impacts or any other impacts the Commission finds relevant; [require] that certain members of the Commission appointed by the Governor are to be recommended by the Anne Arundel County and Howard County Senate delegations; etc.” (bill synopsis).

Mr. Verchinski further reported that Next Gen flight path changes would be implemented in June 2024. He would put together thoughts for the Board to use as desired for testimony and other correspondence/possible advocacy.

### ***OMCA RAC Update***

**Mr. Edelson** discussed with the Board a proposed change in the signature fields on Exterior Alteration applications.

### ***New Start Times at Oakland Mills High School and Middle School***

**Mr. Edelson** shared that OMHS and OMMS would have the same start time in the upcoming school year, which could lead to traffic congestion. He suggested contacting the school system and Board of Education to propose changing the start times so they were at least ten minutes apart.

### ***Introduction to Potential New Board Member***

**Mr. Edelson** introduced potential new Board member Char Nado. After discussion, **Mr. McCormack** motioned to waive the Board's New Business/Old Business standard on voting for this item of business. **Mr. Wortman** seconded, and the motion passed (4-0-0). **Mr. McCormack** nominated Char Nado to the vacant Board seat. **Mr. Wortman** seconded, and the motion passed (4-0-0).

### ***Board Chair Report***

**Mr. Edelson** reported that Little Caesars had moved to Long Reach Village Center. El Gran Sabor would be moving into the former NYC Pizza location when it obtained licensing. The proposed 7-Eleven site was waiting for the County's Zoning Board to take action. Ownership had changed to the 7-Eleven developer, and the company was now maintaining the lot.

### ***CCR Report***

**Ms. Emery** reported on CA's extended Resident Speak-out on Downtown Columbia development. The CA board voted on its ethics policy. There would be a Wetland Studies and Solutions, Inc. presentation on the Lake Elkhorn Watershed stream restoration project at the July 27 CA board meeting.

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

**Ms. Warren** shared her report (ATTACHMENT C). Tickets were on sale for the September 17 Jazz in the Mills concert. Starting July 5, Oakland Mills would be collecting donations for the annual Prepare for Success school supplies drive. Mr. Edelson, Ms. Warren, and Ms. Carpenter visited Talbott Springs

Elementary School to say goodbye to retiring TSES Principal Nancy Thompson and met the new principal, Leslie Harmon. The Other Barn would be open July 3 but would be closed July 4 for the Independence holiday.

## **Committee Reports**

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

**Mr. Wortman** shared his report (ATTACHMENT D). He discussed with the Board ideas for addressing the unmowed hill on Thunder Hill Road behind OMHS and OMMS. The BikeHoCo corral would be open for the Lakefront 4<sup>th</sup> of July Fireworks, and Ms. Bryant would be speaking at a press conference on the subject.

**Mr. McCormack** motioned to go into closed session at 9:09 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 9:10 p.m. and ended at 9:19 p.m. (ATTACHMENT E)

**Mr. Edelson** went into the regular open session of the OMCA Board at 9:19 p.m.

Upon return to open session, **Mr. Edelson** announced that the Board had removed property flags and restored CA facilities access to four properties.

**Mr. Edelson** adjourned the OMCA Board meeting at 9:20 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**Board Members:** Jonathan Edelson, Chair ~

Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Warren Wortman

Karin Emery, Columbia Council Representative

**June 13, 2023**

## **OMCA ARCHITECTURAL COMMITTEE APPEAL**

This meeting was hybrid and was held in-person at The Other Barn and virtually via Zoom.

**Mr. Edelson** called the meeting of the Architectural Committee to order at 6:08 p.m.

**Present:** Jonathan Edelson, Acting Architectural Committee Chair and OMCA Board Chair; Bill McCormack, OMCA Board Vice-chair; Warren Wortman; Rebecca Bryant

**Quorum Present:** Yes

**Also Present:** OM Village Manager Brigitta Warren; OMCA Covenant Advisor Michael Vaughn; OMCA Administrative Assistant Amy Carpenter; Carol Brain (owner of the property being appealed); RAC Chair David Smith; OM Columbia Council Representative Karin Emery.

**Mr. Edelson** presented information on procedure. He then presented the appeal, which had been made by the owner of 9347 Enquiry Row, Carol Brain.

OM Covenant Advisory Michael Vaughn explained the application and the RAC's recommendation. Ms. Brain then shared her reasoning for the appeal. **Mr. Edelson** responded. RAC committee chair David Smith also provided input.

**Mr. McCormack** motioned to overturn the recommendation of the RAC as signed by the Architectural Committee Chair and allow for the tree removal without any stipulation for replacement. **Mr. Wortman** seconded, and the motion passed (4-0-0).

The appeal for 9627 Rocksparkle Row was tabled because the owner could not attend.

**Mr. Edelson** adjourned the meeting of the OMCA Architectural Committee at 6:33 p.m.

**Link to YouTube recording of the June 13, 2023 OMCA Board Meeting:**

<https://youtu.be/gM-vzCzfEKM>

## **OMCA REGULAR BOARD MEETING**

This meeting was hybrid and was held in-person at The Other Barn and virtually via Zoom.

**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; Karin Emery, Columbia Council Representative; Rebecca Bryant; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

**Quorum Present:** Yes

**Also Present:** Howard County Council District 2 Aide Ashley Alston, CA Director of Open Space Operations Nick Mooneyhan, CA Capital Projects Manager Jason Heath; see resident list.

### **Opening of Meeting**

- **Mr. McCormack** motioned to approve the May 9, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Bryant** seconded, and the motion passed (4-0-0).
- **Ms. Bryant** motioned to approve the June 13, 2023 Board Meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (4-0-0).

### **New Business**

#### ***CA Play Areas/Tot Lots Presentation***

CA Director of Open Space Operations Nick Mooneyhan shared a presentation on CA Play Areas and Tot Lots in Oakland Mills for the purpose of the OM pilot tot lot program (ATTACHMENT C). CA would be forming a tot lot pilot program work group. The group would have its first meeting on July 13.

### **Old Business**

#### ***Open Space Advisory Co-chair***

**Mr. McCormack** motioned to add Gerry Witte as co-chair of OM's Open Space Advisory Committee. **Mr. Wortman** seconded, and the motion passed (4-0-0).

#### ***OM Board Seat Vacancy***

**Mr. Edelson** said that a resident had expressed interest in the vacant Board member position. Mr. Edelson and Ms. Warren would meet with the candidate first. The candidate would then meet with the Board possibly at the next Board meeting.

### **Board Chair Report**

In honor of Talbott Springs Elementary School Principal Nancy Thompson and her retirement, the Board agreed to post a proclamation declaring Wednesday, June 14, 2023 Nancy Thompson Day in the Village of Oakland Mills.

**Mr. Edelson** reported that the Board of Education voted to replace Oakland Mills Middle School. While the BOE passed the capital budget that included the rebuild, the Board and residents would need to continue to advocate for funding to complete the project.

**Mr. Edelson** reported on continued issues with the unmowed hill behind Oakland Mills High School and Middle School in the village center. HCPSS agreed to edge the area to contain invasive species, but continued advocacy was needed to find a more permanent and aesthetically pleasing solution. **Mr. Edelson** said he would suggest including landscaping of the hill in the OMMS rebuild plan. **Ms. Bryant** suggested working with Howard Community College's Nourishing Garden Program, and **Ms. Warren** suggested Howard EcoWorks.

**Mr. Edelson** reported that Klein had addressed covenant violations and continued to improve and maintain the village center. A business had expressed interest in the former saloon space. OM Covenant Advisor Karina Caico had contacted the owners of the future 7-Eleven lot to ask them to mow.

### **CCR Report**

**Ms. Emery** reported that Howard Hughes Corporation's Greg Fitchett gave a presentation to the CA Board on the development of downtown Columbia at the June 8 CA Work Session. The presentation was available on the CA Live Stream YouTube channel

(<https://www.youtube.com/live/ogxbIgo1BqI?feature=share&t=1886>, starting at 31:28). The CA Board would hold an extended resident speak-out about the development plan on June 22.

There would be a presentation on the Lake Elkhorn Watershed Stream Restoration Project at the July 27 CA Board meeting. The CA Board continued to work on the ethics policy. The CA Board would not hold meetings in August due to the summer break. **Ms. Emery** asked to be included in the tot lot pilot program work group meeting.

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

**Ms. Warren** shared the revised FY24 budget (ATTACHMENT D). **Ms. Bryant** motioned to approve the revised FY24 budget. **Mr. McCormack** seconded, and the motion passed.

**Ms. Warren** shared the FY23 4<sup>th</sup> Quarter Financials (ATTACHMENT E). **Ms. Bryant** motioned to accept and approve the FY23 4<sup>th</sup> Quarter Financials. **Mr. McCormack** seconded, and the motion passed (4-0-0).

**Ms. Warren** reported that Jazz in the Mills tickets would be sold only in advance. The OM Pool Party would take place on Monday, August 7, and free tickets would be available to residents on Eventbrite.

**Ms. Warren** thanked Nancy Thompson for all the years she served as principal of TSES.

**Ms. Warren** reported that OM Facility and Rentals Coordinator Ashleigh Jacobs would be organizing this year's OM Prepare for Success school supplies drive which would begin on July 5th.

### **Committee Reports**

#### ***Architecture Committee***

**Mr. Edelson** reported on issues with covenants. The exterior alterations form would be updated to include a change from required to encouraged neighbor signatures. The Architecture Guidelines would need to be reviewed for changes to the rules about trees in yards. Exterior Alteration applications would also need to be fully completed to be heard at a RAC meeting.

#### **Bulletin Board**

**Ms. Bryant** said that she and Mr. Wortman were working on finding a different location for the Downtown Columbia 4<sup>th</sup> of July Fireworks bike corral. Volunteers were also needed for the corral.

**Mr. Edelson** thanked TSES Principal Nancy Thompson (retiring) and Stevens Forest Elementary School Principal Joy Smith (transferring to HCPSS Central Office) for their work in the schools and community.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



## Oakland Mills Board of Directors Meeting Agenda

**Board Members:** Jonathan Edelson (Chair/Acting AC Chair), Bill McCormack Jr. (Vice-chair), Rebecca Bryant, Warren Wortman; **Columbia Council Representative:** Karin Emery

**Tuesday, June 27, 2023 – 7:00 p.m. (Revised 6-26-23)**

### Hybrid Meeting

#### In-person at The Other Barn

5851 Robert Oliver Place, Columbia, MD, 21045

**OR Online via Zoom (participation not guaranteed due to possible tech issues):**

#### Join Zoom Meeting

<https://us02web.zoom.us/j/85769527870>

Meeting ID: 857 6952 7870

#### One tap mobile

+13017158592,,85769527870# US (Washington DC)

#### Dial by your location

• +1 301 715 8592 US (Washington DC)

Meeting ID: 857 6952 7870

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

## Oakland Mills Board of Directors

**7:00 p.m.**

#### Opening of Meeting (5 min)

- Approve Minutes from June 13, 2023 Board Meeting
- Approve Agenda for June 27, 2023 Board Meeting

Jonathan Edelson, Board Chair

**7:05 p.m.**

#### Resident Remarks (3 minutes per resident, 10 minutes)

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.

**7:10 p.m.**

#### NEW BUSINESS

- BWI Roundtable and FAA issues Update (10 min)
- OMCA RAC Updates, Discussion (15 min)
- Oakland Mills High/Middle School campus new start time, Discussion (15 min)

Paul Verchinski, OM Representative to the BWI Roundtable

Jonathan Edelson, Acting AC Chair

Jonathan Edelson, Education Chair

- Introduction of Potential New Board Member (15 min) Jonathan Edelson

**8:05 p.m. Board Chair Report** (10 min) Jonathan Edelson, Board Chair

**8:15 p.m. Columbia Council Rep Report** (10 min) Karin Emery, CCR Rep

**8:25 p.m. Village Manager Report** (10 min) Brigitta Warren, Village Manager

- Operations Update

**8:35 p.m. Committee Reports**

- Architecture (5 min) Jonathan Edelson, Acting Chair
- Education (5 min) Jonathan Edelson
- Public Space (5 min) Warren Wortman, Chair

**8:50 p.m. Board Bulletin Board** (5 min)

**8:55 p.m. Adjourn**

**8:55 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

**Upcoming Events Oakland Mills Community Pool Party** Mon., August 7<sup>th</sup>, 6:30 p.m.

**Manager's Report  
Oakland Mills Community Association  
June 27, 2023**

**Event Update:**

- Amy is working on the Festival entertainment and food trucks. Community and craft vendor packets will be updated and available towards mid to late July.
- We will be at Stevens Forest Pool for August 7, 2023 Community Pool Party. The party will be free, but everyone must have a ticket. Online tickets will be available on Eventbrite beginning July 3<sup>rd</sup>.
- Jazz in the Mills, An Evening with David Cole and the Blues, will be held on September 17<sup>th</sup> at The Other Barn. Tickets are on sale now at The Other Barn on online at Eventbrite. All tickets must be purchased in advance.
- The Prepare for Success school supplies drive will begin July 5<sup>th</sup> with a box for collections in the lobby of The Other Barn. Ashleigh will be sending out information to residents before the end of the week.

**Misc.**

- Jonathan, Amy, and I went over to Talbott Springs ES yesterday to bring the gift and flowers to Nancy Thompson to say thank you and goodbye. We also met the new principal, Leslie Harmon.
- Met with rep from ACC Telecom this morning. He did a site survey and will be providing a quote for new telephones for the office.
- Staff/Board picnic was a huge success. Thank you Amy and Ashleigh for all your work and thank you to everyone who was able to make it and also to those of you who stayed to help clean up.
- Residents have been taking advantage of the cul de sac and Block Party funds reimbursements. Anxious to drive around and look at all of the nice cul de sacs.
- I will be out on vacation July 3-7 and am on-call for jury duty on July 10<sup>th</sup>.
- The Other Barn will be open on July 3<sup>rd</sup>, but closed on July 4<sup>th</sup>.



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Oakland Mills Community Association  
Public Space Committee Meeting Minutes  
Blandair Regional Park North Playground (in person)

Tuesday, June 20, 2023

Attendees:

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

Discussion(s):

- **OMHS/OMMS Hill** The dry weather makes the hill along Thunder Hill and behind OMHS and MS look unsightly and complaints are reaching the OMCA board. At the last board meeting, Jonathan Edelson offered to talk with his school board contact about possible solutions. We discussed reaching out to Karin Emery, Amy Brooks (Warren Wortman) and Eco Works (Bob Barietta).
- **July 4th Bike HoCo Corral**, The third annual Bike HoCo Corral at the Columbia Lakefront will be take place at Wincopin Circle and Little Patuxent Parkway. Construction at the lower Whole Foods parking lot forced moving to this new location. The bike corral will use a new automated checkin/checkout process. The process will be tested on June 28th at 5:00 PM at 5254 Patriot Lane. No bike necessary, but anyone interested is welcome. Bring your cell phone. To volunteer for the bike corral, visit [volunteer](#).
- **Stevens Forest Traffic Circle** Many complaints concerning the traffic circle at Farewell and Stevens Forest have been received. The circle is too small to allow structures or trees in the circle, according to traffic engineering guidance. After a long discussion, the committee could not arrive at any viable action items.
- **Blandair Regional Park (undeveloped area)** Blainair park northeast of MD 175 is still undeveloped. The committee decided to contact Howard County to get an update on the proposed MD 175 overpass as well as plans to develop that area.



**Next Meeting:** July 18, 7:00 pm - Blandair Regional Park Playground North

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

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

DATE: June 27, 2023  
TIME: 9:09 pm

MOTION BY: B.11 McCormack

SECONDED BY: Warren Wortman

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Chair	✓			
William McCormack, Vice-chair	✓			
Rebecca Bryant	✓			
Warren Wortman	✓			
<del>OW - [illegible]</del>	<del>✓</del>			

**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:

Property compliance

TIME CLOSED SESSION BEGAN:

9:10

TIME CLOSED SESSION ENDED:

9:19

PERSONS PRESENT DURING CLOSED SESSION:

Carpenter, Warren, McCormack, Edelson, Wortman, Bryant,  
Nado

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

Remove property flags and restore CA facilities  
access to ~~three~~ properties.  
four

SIGNATURE OF PRESIDING OFFICER