



# 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 ~ Char Nado

Warren Wortman ~ Karin Emery, Columbia Council Representative

**August 22, 2023**

### OMCA REGULAR BOARD MEETING

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

**Link to YouTube recording of the August 22, 2023 OMCA Board Meeting:**

<https://youtu.be/L9EPdbOZOtU>

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:08 p.m.

**Present:** Jonathan Edelson, Chair; Bill McCormack, Vice-chair (arrived 7:13 p.m.); Karin Emery, Columbia Council Representative; Rebecca Bryant (left at 8:20 p.m.); Warren Wortman; Char Nado; 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 August 8, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Nado** seconded, and the motion passed (4-0-0).
- **Ms. Bryant** motioned to approve the August 22, 2023 Board Meeting agenda (ATTACHMENT B). **Ms. Nado** seconded, and the motion passed (4-0-0).

### Resident Remarks

Resident Celia Balzer spoke about hazardous driving (speeding, running stop signs, etc.) on Oakland Mills roads, including on Camelback Lane and at the intersection of Camelback/Santiago and Stevens Forest Road (ATTACHMENT C).

Resident Kathryn Schatz spoke about past experiences resolving issues in her neighborhood and about hazardous driving on Oakland Mills roads.

**Mr. Edelson** discussed the procedure for getting speedhumps, which included a requirement that 67% of residents on a street agree to the change. He encouraged residents to reiterate OMCA testimony at the County's public budget hearings, the first of which would probably be in December.

**Ms. Bryant** suggested posting the link to HCPD email to report reckless driving such as speeding. **Mr. Wortman** also suggested emailing Chief of the County's Bureau of Highways, Kris Jagarapu. **Mr.**

**Edelson** had drafted an email to send to the community regarding new school start times and traffic issues on Kilimanjaro Road and would be cautioning residents to have patience with increased pedestrian and vehicular traffic.

## **New Business**

### ***OMCA's CA FY25 Budget Requests***

**Mr. Edelson** said that CA had sent a budget survey but that OMCA had more specific requests and would still need to provide testimony. He reviewed last year's budget requests with the Board, and a discussion ensued. The draft testimony would be brought back as Old Business.

### ***Management Contract Renewal***

**Ms. Warren** gave an update on the CA Management Contract renewal. CA had asked to extend the contract another year. **Mr. Edelson** suggested that the contract could be extended another year if the assessment share calculations were returned to the original pre-Covid formula.

### **Board Chair Report**

**Mr. Edelson** reported that he had been asked to be on the Oakland Mills Middle School rebuild committee. The committee would have its first meeting in September. He also reported that Thunder Hill Road had been resurfaced and restriped from 175 up to Lightning View on the northbound side, but better signage was needed.

### **CCR Report**

**Ms. Emery** reported that the CA Board had taken a break from meeting in August and would be meeting again in September. John Kuchno had been hired as the new CA General Counsel. She added that she would be making pools a priority in the CA budget.

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

**Ms. Warren** referred to her written report (ATTACHMENT D). She would present the FY24 Financials at the September 12<sup>th</sup> Board meeting. She was working with CA for the Oakland Mills Local Leadership Team movie night on September 29<sup>th</sup>. The new phone system was still being installed at The Other Barn.

### **Bulletin Board**

**Ms. Carpenter** said if the Board or residents knew anyone who would be interested in being a vendor at the Fall Festival, to email her.

**Mr. Wortman** spoke about the Bike HoCo bike corral in Ellicott City. He said he volunteered at the successful Free Bikes 4 Kidz bike giveaway.

**Ms. Nado** said registration was open to corporations/organizations for the Howard Community College 5K Challenge Race on October 8<sup>th</sup>. Proceeds from the race would benefit student scholarship programs.

**Mr. McCormack** motioned to go into closed session at 8:33 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 (4-0-0).

The closed session of the OMCA Board began at 8:33 p.m. and ended at 8:35 p.m. (ATTACHMENT E).

Mr. Edelson went into the regular open session of the OMCA Board at 8:35 p.m.

Upon return to open session, Mr. Edelson announced that the Board had removed a flag and restored CA facilities access to one property.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Char Nado

Warren Wortman ~ Karin Emery, Columbia Council Representative

**August 8, 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 6:31 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; OM Covenant Advisor Michael Vaughn; OM Administrative Assistant Amy Carpenter; Julio Ortiz (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 9627 Rocksparkle Row, Julio Ortiz.

OM Covenant Advisory Michael Vaughn explained the application and the RAC's recommendation. Mr. Ortiz then shared his reasoning for the appeal. RAC committee chair David Smith also provided input.

**Mr. Edelson** motioned to overturn the denial decision of the Architecture Committee Chair and approve the addition with the new information that was submitted. **Mr. McCormack** seconded, and the motion passed (2-0-2).

**Mr. Edelson** adjourned the meeting of the OMCA Architectural Committee at 7:18 p.m.

**Link to YouTube recording of the August 8, 2023 OMCA Board Meeting:**

<https://youtu.be/eGSaTGDPwTA>

### 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 7:26 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.

**Absent:** Char Nado

**Quorum Present:** Yes

**Also Present:** Howard County Council District 2 Aide Ashley Alston; Columbia Association Aquatics Director for Community Programs & Services Marty Oltmanns; Oakland Mills United Executive Director and Chief Executive Officer Samuel Hahn.

### **Opening of Meeting**

- **Mr. Wortman** motioned to approve the July 25, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Mr. Warren** motioned to approve the August 8, 2023 Board Meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (4-0-0).

### **Resident Remarks**

Oakland Mills United Executive Director and CEO Samuel Hahn gave updates on student engagement by OMU and said he looked forward to continuing OMU's strong partnership with OMCA. **Mr. Edelson** read a statement from OMCA about its partnership with OMU that was written for a time-sensitive issue concerning OMU (ATTACHMENT C).

### **New Business**

#### ***Columbia Association Team Member Liaison Update***

CA Aquatics Director for Community Programs & Services Marty Oltmanns gave an update on CA (ATTACHMENT D).

### **Board Chair Report**

**Mr. Edelson** spoke about resident concerns regarding the four-way stop at Camelback/Santiago and Stevens Forest Road. He suggested that OMCA send material to residents who wished to send letters advocating for traffic safety. This material would include past OMCA correspondence for residents to use as reference when writing their letters.

**Mr. Edelson** encouraged residents and parents to contact HCPSS and HCPD about any traffic issues on Kilimanjaro Road due to OMMS and OMHS starting and releasing at the same time.

### **CCR Report**

**Ms. Emery** reported that the CA Board would be discussing the FY25 budget at its next board meeting on September 14 and asked that the OMCA Board share its budget requests with her. CA would soon be announcing the search firm for the next CA president. The Wetland Studies and Solutions, INC. withdrawal letter for the Lake Elkhorn Stream Restoration Project was now available to the public.

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

**Ms. Warren** referred to her written report (ATTACHMENT E). She presented the FY22 IRS Form 990 (ATTACHMENT F) to the Board. **Mr. McCormack** motioned to accept FY22 IRS Form 990. **Mr.**

**Wortman** seconded, and the motion passed (4-0-0).

**Ms. Warren** reported that The Other Barn would be open most Tuesday and Thursday evenings as well as the first Wednesday of the month for tours and organization meetings beginning in September.

#### **Bulletin Board**

**Ms. Bryant** said that Bike HoCo had been awarded a grant from the County and was waiting for approvals to use the grant to install bike racks at OMHS.

**Mr. McCormack** motioned to go into closed session at 8:13 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 (4-0-0).

The closed session of the OMCA Board began at 8:13 p.m. and ended at 8:15 p.m. (ATTACHMENT G)

Mr. Edelson went into the regular open session of the OMCA Board at 8:16 p.m.

Upon return to open session, Mr. Edelson announced that the Board had removed a flag and restored CA facilities access to one property.

**Mr. Edelson** adjourned the OMCA Board meeting at 8:16 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), Char Nado; Rebecca Bryant, Warren Wortman; **Columbia Council Representative:** Karin –

**Tuesday, August 22, 2023 – 7:00 p.m. 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/j/85769527870>

## Oakland Mills Board of Directors

<b>7:00 p.m.</b>	<b>Opening of Meeting (5 min)</b> <ul style="list-style-type: none"> <li>• Approve Minutes from August 8, 2023 Board Meeting</li> <li>• Approve Agenda for August 22, 2023 Board Meeting</li> </ul>	Jonathan Edelson, Board Chair
<b>7:05 p.m.</b>	<b>Resident Remarks (3 minutes per resident, 10 minutes)</b> 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.	
<b>7:10 p.m.</b>	<b>NEW BUSINESS</b> <ul style="list-style-type: none"> <li>• <b>CA FY25 Budget, OMCA Requests</b>, Board Discussion (10 min)</li> <li>• <b>Management Contract Renewal</b>, Board Discussion (10 min)</li> </ul>	
<b>7:30 p.m.</b>	<b>Board Chair Report (10 min)</b>	Jonathan Edelson, Board Chair
<b>7:40 p.m.</b>	<b>Columbia Council Rep Report (10 min)</b>	Karin Emery, CCR Rep
<b>7:50 p.m.</b>	<b>Village Manager Report (10 min)</b>	Brigitta Warren, Village Manager

- FY24 1<sup>st</sup> Quarter Financials
- Operations Update

**8:00 p.m. Board Bulletin Board (5 min)**

**8:05 p.m. Adjourn**

### **Board Closed Session**

**8:05 p.m.** 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

<b>Upcoming Events</b>	<b>Jazz in the Mills Presents and Evening with David Cole and the Blues</b>	Sun., Sept. 17 <sup>th</sup> , 5:30 p.m.
	<b>Oakland Mills Fall Festival (Seeking Vendors)</b>	Sat., Oct. 7 <sup>th</sup> , 11 a.m





Kathryn Schatz &lt;schatzkathryn.violin@gmail.com&gt;

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**Tuesday evening speak out address**

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**Celia Balzer** <celiabalzer@gmail.com>  
To: <schatzkathryn.violin@gmail.com>  
Cc: Celia Balzer <celiabalzer@gmail.com>

Mon, Aug 21 at 9:47 PM

here is what i thought I would say. Are you speaking as well?

Good evening. Thank you for the opportunity to share my thoughts about traffic problems with you. My name is Celia Balzer, and my husband Mike and I have lived in Oakland Mills for 13 years. Our house is near the stop sign on Camelback Lane where Stevens Forest and Santiago Road intersect. Traffic issues have always been around, but since 2020 unsafe driving has turned into a major problem. My car was totalled at the Stop sign in 2020. Thankfully I was not hurt. As the pandemic progressed traffic became increasingly heavier, and drivers became more aggressive. Once everyone was back to work and on the road, we began to see an uptake in traffic violations. Since 2022 my family been harassed by drivers who pass illegally, or push to get us out of their way, and speed. We cannot safely exit our driveway without risking a collision because of their disregard for speed limits. We see and hear the racing on Stephens Forest Road and Camelback. There is disregard for stop signs, school zones, and work zones.

.My friend and I have noticed a high number of performance cars on our streets and frequent road rage behavior.

We decided to ask neighbors what they were experiencing. For two weeks we have been talking with them about traffic problems, and the results are alarming. Every household we spoke with has had similar incidents, and in many cases, even worse things have happened. The biggest concerns are running stop signs, and speeding, but there is also frustration since there seems to be a lack of consequence for bad driving.

I am speaking out so we will pull together as a community and secure our safety. .Oakland Mills is a great place to live, but dangerous driving behavior is reducing our quality of life. Let us be proactive and prevent a car related tragedy. Our residents deserve to be safe whether they are on foot, in a car, on a bike or in a stroller. Thank you once again for your time.

**Manager's Report  
Oakland Mills Community Association  
August 22, 2023**

**Financial:**

- FY24 1<sup>st</sup> quarter financials will be ready for review at the September 12th Board meeting.

**Event Update:**

- 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 is over and the box has been picked up. Ashleigh, Jonathan, Char and I will be helping to stuff backpacks tomorrow, August 23rd.
- Amy is still collecting vendor applications for homemade crafts, community organizations and Oakland Mills schools. If you know of someone who is interested in being a vendor they can visit the Oakland Mills website for more information. Please note applications are not available on the website but rather, they must contact Amy first and if they fit into the vendor criteria, she will forward them an application and additional information. Be sure to check out the Oakland Mills Festival website for all updates.
- Have secured a date with the OM Local Leadership Team and CA for the OMLLT movie night. It will be held on September 29<sup>th</sup>. Working on completing the information with one of the members of the OMLLT to apply for licensing with CA.

**Misc.**

- The new phones are set up and in all of their respective locations. However, there was a delay with the phone installation. OMCA is getting a new, upgraded router and an increase in internet speed tomorrow, 8/23. This had to be taken care of before the phones were turned on. Once this is set up a new day and time will be set up for staff training and the official turnover.
- Met with Paul Verchinski on Thunder Hill Road regarding large holes that had been left by BGE for over a month. These holes were in response to 2 gas leaks that were reported back on June 1<sup>st</sup> by 4 different residents. The gas leak came from damage done to the pipes during the resurfacing of the road. Paul and I spoke with 2 of the residents involved to hear their frustrations and experience with BGE. Finally, as of the end of last week, Mr. Verchinski revisited the site and the leaks have been fixed due to continuous perseverance by the residents.
- Met with Celia Balzer and Kathryn Schatz regarding the speeding and running of the stop signs along Stevens Forest Road. They have both taken numerous steps to bring this matter to the HCPD attention to no avail. We discussed a letter writing campaign to elected officials that I had mentioned as a possibility during the August 8<sup>th</sup> meeting. The tentative date for this letter writing campaign for residents to attend is September 25<sup>th</sup> in the evening at The Other Barn.
- Ashleigh and I have been researching new wedding websites for advertising The Other Barn as the Wedding Wire has more than doubled in price in the last few years.
- Amy is working on the new Oakland Mills website and Ashleigh is working on an updated version of The Other Barn website.

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

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

DATE: Aug. 22, 2023

TIME: 8:33 pm

MOTION BY: B.11

SECONDED BY: Warren

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Chair	<input checked="" type="checkbox"/>			
William McCormack, Vice-chair	<input checked="" type="checkbox"/>			
Rebecca Bryant				<input checked="" type="checkbox"/>
Warren Wortman	<input checked="" type="checkbox"/>			
Char Nado	<input checked="" type="checkbox"/>			
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**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)	<input type="checkbox"/>	Discuss matters pertaining to employees and personnel;
(2)	<input type="checkbox"/>	Protect the privacy or reputation of individuals in matters not related to homeowners association's business;
(3)	<input type="checkbox"/>	Consultation with legal counsel;
(4)	<input checked="" type="checkbox"/>	Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation;
(5)	<input type="checkbox"/>	Investigative proceedings concerning possible or actual criminal misconduct;
(6)	<input type="checkbox"/>	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)	<input type="checkbox"/>	Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure;
(8)	<input type="checkbox"/>	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:

Remove property tag and restore CA access to property  
with resolved covenant violations

TIME CLOSED SESSION BEGAN:

8:33pm

TIME CLOSED SESSION ENDED:

8:35pm

PERSONS PRESENT DURING CLOSED SESSION:

Edelson, McCormick, Emery, Workman, Nedo, Warren, Carpenter

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

See topics discussed - Board voted in favor 4-0-0

  
SIGNATURE OF PRESIDING OFFICER