



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

October 10, 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 October 10, 2023 OMCA Board Meeting:

https://youtu.be/fQ_J7Mq7Ga8

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

Present: Jonathan Edelson, Chair; Bill McCormack, Vice-chair (arrived 7:10 p.m.); Karin Emery, Columbia Council Representative; Rebecca Bryant; Char Nado; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: OMCA Covenant Advisor Michael Vaughn, Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Ms. Bryant** motioned to approve the September 12, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Nado** seconded, and the motion passed (4-0-0).
- **Mr. Wortman** motioned to approve the October 10, 2023 Board Meeting agenda (ATTACHMENT B). **Ms. Bryant** seconded, and the motion passed (4-0-0).

Resident Remarks

Resident Paul Verchinski thanked Ms. Warren for putting in a request for lights to be replaced in the pedestrian tunnel under 175.

Howard County Council District 2 Aide Ashley Alston spoke about speeding and traffic calming. The County was planning on making an action plan, and the County Executive would be meeting with HCPD to discuss the plan as well. Councilman Jones's office would send a communication to OMCA soon asking for OMCA's priorities.

Joel Hurewitz spoke about definitions of *owner*, *tenant*, and *lot* in various villages' covenants and how he thought they could possibly affect CA votes in village elections.

New Business

NRAAC Application—Shadow Oaks Condominium Association

Mr. Edelson explained the NRAAC process. Michael Candiotti of the Shadow Oaks Condominium

Association discussed Shadow Oaks' application for a fence between buildings. The fence had already been built. The Board decided to table the application due to insufficient information. The presentation would be brought back at the October 24, 2023 Board meeting.

CA Villages Management Contract Amendment

Ms. Warren shared the CA Villages Management Contract Amendment (ATTACHMENT C). The amendment would extend the management contract to April 30, 2025. The management contract involved management of CA facilities in the villages. The assessment share formula, which had been brought up at a Board previous meeting, was a separate issue. Negotiations for the next management contract would most likely begin in September 2024. The subject would be brought back as Old Business at the October 24 Board meeting.

Old Business

HCPSS Capital Budget and Improvement Plan Update

Mr. Edelson gave an update on the HCPSS Capital Budget and Improvement Plan. HCPSS would be updating some OMHS's HVAC system with humidity controls as a temporary fix. The Board of Education delayed its decision on the long-term plan until the board members could meet with state delegates. Superintendent Michael Martirano changed the recommended start date for OMHS renovations to FY28.

Board Chair Report

Mr. Edelson discussed the relocation of a crosswalk in front of Thunder Hill Elementary School. The request for the relocation had been made by the school system, but the OMCA Board had not heard of the project until Councilmember Jones sent a letter asking the Board to add the project to its County budget priorities request letter. **Mr. Edelson** suggested having a meeting with the County to discuss the project. **Ms. Bryant** said she could possibly attend a THES PTA meeting.

CCR Report

Ms. Emery reported that the CA board would discuss pools and lifeguard recruitment as well as the budget at its work session the following Thursday. She encouraged residents to speak virtually or in-person.

Village Manager's Report

Ms. Warren shared her report (ATTACHMENT D). She thanked Ms. Carpenter, CA, Board members, OMCA staff, and volunteers for their help with the Fall Festival. The Board would receive covenant training at the October 24 Board meeting. This training would be open for the public to listen to, but the Q&A would be restricted to Board members only. She also said the architectural guidelines revision would be going forward soon. There would be a tree giveaway for OM residents the week of October 16.

Bulletin Board

Ms. Carpenter thanked Ms. Warren and the Board for their help with the Fall Festival.

Mr. Edelson said that he would be gone for the November 14 Board meeting.

Mr. Edelson adjourned the OMCA Board meeting at 8:06 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Jonathan Edelson, Chair ~
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Warren Wortman ~ Karin Emery, Columbia Council Representative

September 12, 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 September 12, 2023 OMCA Board Meeting:

<https://youtu.be/6hO-cm2ljv4>

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:12 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack, Vice-chair; Karin Emery, Columbia Council Representative; Rebecca Bryant; Char Nado; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Warren Wortman

Quorum Present: Yes

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

Opening of Meeting

- **Ms. Bryant** motioned to approve the August 22, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Nado** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the September 12, 2023 Board Meeting agenda (ATTACHMENT B). **Ms. Nado** seconded, and the motion passed (4-0-0).

Old Business

OMCA's CA FY25 Budget Requests

Ms. Warren shared OMCA's CA FY25 draft budget requests (ATTACHMENT C). After discussion, **Ms. Bryant** motioned to accept OMCA's CA FY25 Budget Requests as edited. **Mr. McCormack** seconded, and the motion passed (4-0-0).

HCPSS Capital Budget and Improvement Plan

Mr. Edelson shared OMCA's draft testimony that would be given at the Board of Education's September 21 meeting (ATTACHMENT D).

CCR Report

Ms. Emery shared upcoming items on the CA board meeting agendas. September 14, the CA board would discuss the FY25 budget and CA's five-year strategic plan. September 28, the CA board would vote on priorities for the FY25 budget and priorities for the five-year strategic plan. They would also discuss governance improvements, the outdoor pool season, and a request for easement for the North-South connector/Jug Handle to connect the US 29/Broken Land Parkway interchange to Little Patuxent Parkway. On November 9, the CA board would hold an overview on the villages and review FY23 financial results.

Village Manager's Report

Ms. Warren shared OMCA's FY24 First Quarter Financials (ATTACHMENT E). **Mr. McCormack** motioned to approve OMCA's FY24 First Quarter Financials. **Ms. Bryant** seconded, and the motion passed (4-0-0).

Ms. Warren shared her report (ATTACHMENT F).

Ms. Bryant motioned to go into closed session at 8:27 p.m. to discuss matters pertaining to employees and personnel. **Ms. Nado** seconded, and the motion passed (4-0-0).

The closed session of the OMCA Board began at 8:17 p.m. and ended at 8:24 p.m. (ATTACHMENT G).

Mr. Edelson went into the regular open session of the OMCA Board at 8:25 p.m.

Upon return to open session, **Mr. Edelson** announced that the Board had finalized the village manager's mid-year appraisal.

Bulletin Board

Ms. Warren said there would be a thank you lunch for the staff.

Mr. Edelson encouraged residents and Board members to sign up to testify about the superintendent's recommendation to delay the renovation of OMHS at the September 21 Board of Education meeting.

Ms. Emery said that Howard County Councilmember Deb Jung had asked that more people testify about the HoCo By Design before the County Council voted the plan on September 20.

Mr. Edelson adjourned the OMCA Board meeting at 8:30 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, October 10, 2023 – 7:00 p.m. Hybrid Meeting (Revised 10/10/23)

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/89167720725>

Meeting ID: 891 6772 0725

Dial by your location

• +1 301 715 8592 US (Washington DC)

Meeting ID: 891 6772 0725

Find your local number: <https://us02web.zoom.us/u/kbHBTZG1>

Oakland Mills Board of Directors

7:00 p.m.

Opening of Meeting (5 min)

- Approve Minutes from September 12, 2023 Board Meeting
- Approve Agenda for October 10, 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.

7:15 p.m.

NEW BUSINESS

- **Shadow Oaks Condominiums Architecture Presentation to Begin the NRAAC Process (10 min)**
- **CA Villages Management Contract Amendment, Discussion (10 min)**

Michael Candiotti, Shadow Oaks

7:35 p.m.

OLD BUSINESS

- **HCPSS Capital Budget and Improvement Plan Update Board Discussion (10 min)**

7:45 p.m.	Board Chair Report (10 min)	Jonathan Edelson, Board Chair
7:55 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CCR Rep
8:05 p.m.	Village Manager Report (10 min)	Brigitta Warren, Village Manager
	<ul style="list-style-type: none"> • Operations Update 	
8:15 p.m.	Board Bulletin Board (5 min)	
8:20 p.m.	Adjourn	
Upcoming Events	Lively Arts for Little Ones New Resident Open House Lively Arts for Little Ones Treats and Crafts with Santa Jazz in the Mills, Holiday Extravaganza Gingerbread House Decorating Holidays Lights in the Courtyard	Fri., Oct. 13 th , 10:30 a.m. Sun., Nov. 12 th , 2 p.m. Fri, Nov. 17 th , 10:30 a.m. Sat., Dec. 2 nd , 9:00 a.m. Sun. Dec. 3 rd , 5:00 p.m. Wed., Dec. 13 th , 6:30 p.m. Sat., Dec. 16 th , 5:00 p.m.

FIRST AMENDMENT TO MANAGEMENT CONTRACT

THIS FIRST AMENDMENT TO MANAGEMENT CONTRACT (this “First Amendment”) is made and entered into as of October ____, 2023, by and between COLUMBIA ASSOCIATION, INC. (“CA”) and OAKLAND MILLS COMMUNITY ASSOCIATION, INC. (the “Association”).

WHEREAS, CA and the Association entered into a Management Contract dated August 24, 2018 (the “Contract”);

WHEREAS, the term of the Contract is set to expire on April 30, 2024; and

WHEREAS, CA and the Association desire to extend the term of the Contract for one (1) year.

NOW, THEREFORE, for and in consideration of the mutual promises and agreements hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CA and the Association agree as follows:

1. The term of the agreement shall run through April 30, 2025.
2. Unless otherwise set forth in this First Amendment, all capitalized and/or defined terms shall have the same meaning as those set forth in the Contract.
3. All other terms, covenants and conditions of the Contract shall remain the same and continue in full force and effect and shall be deemed unchanged, except as such terms, covenants and conditions of the Contract have been amended or modified by this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Management Contract as of the day and year first above written.

COLUMBIA ASSOCIATION, INC.

**OAKLAND MILLS COMMUNITY
ASSOCIATION, INC.**

Dennis Matthey
President/CEO

Jonathan Edelson
Oakland Mills Community Association Board Chair

**Manager's Report
Oakland Mills Community Association
October 10, 2023**

Event Update:

- Thank you to Amy, CA, the OMCA Board, staff and all volunteers for helping to make the Festival a wonderful day. Thank you also to the vendors, performers, food trucks and anyone I may have forgotten. It was a great cOMmunity day.
- Our first Lively Arts for Little Ones show with Rocknoceros will be this Friday, October 13th at 10:30 a.m. to 11:15 a.m. at The Other Barn. Tickets are available online prior to the show on Eventbrite and at the door the day of the performance.
- All OMCA Board members should have received an invitation to the ribbon cutting ceremony at the OMHS open classroom at the 50th Anniversary homecoming event this Saturday, October 14th. I will let you know of all updates relating to the weather.
- Tickets for the Holiday Extravaganza, featuring the Manny Kellough Sextet on December 3rd are on sale and going fast, both online at Eventbrite and at The Other Barn.
- I have received the new OM resident list and will be sending out invites this week to invite the residents to the New Resident Open House on November 12th.

Misc.

- The next OMCA Board meeting, 10/24, will include Covenant Training by the OM Covenant Team. Residents are invited to listen, but the training will be geared towards the OMCA Village Board and the Village Board will be provided a period for Q and A. Residents who attend are only there in a listening capacity.
- The OMCA Architectural Guidelines Revision Timeline has been created and shared with all Board members. The process will begin this month.
- Many residents have signed up for a free tree, but we still have many left. I will be sending out another email this week. The trees will be delivered on October 16th and be distributed on the 17th, 18th and 19th of October.
- The OMCA Donation policy and submission deadline (October 15, 2023) has been listed in the OM Enews.