



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

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 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 12th Board meeting. She was working with CA for the Oakland Mills Local Leadership Team movie night on September 29th. 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 8th. 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

DRAFT



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, September 12, 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/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) <ul style="list-style-type: none"> • Approve Minutes from August 22, 2023 Board Meeting • Approve Agenda for September 12, 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.	OLD BUSINESS <ul style="list-style-type: none"> • CA FY25 Budget, OMCA Requests, Board Discussion (10 min) • HCPSS Capital Budget and Improvement Plan Board Discussion (10 min) 	
7:30 p.m.	Board Chair Report (10 min)	Jonathan Edelson, Board Chair
7:40 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CCR Rep

7:50 p.m.	Village Manager Report (10 min)	Brigitta Warren, Village Manager
	<ul style="list-style-type: none"> • FY24 1st Qtr. Financials (Discussion and Vote) • 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 discussion of matters pertaining to employees and personnel.	
Upcoming Events	Jazz in the Mills Presents and Evening with David Cole and the Blues	Sun., Sept. 17 th , 5:30 p.m.
	Oakland Mills Fall Festival (Seeking Vendors)	Sat., Oct. 7 th , 11 a.m.
	Lively Arts for Little Ones	Fri., Oct. 13 th , 10:30 a.m.
	New Resident Open House	Sun., Nov. 12 th , 2 p.m.



Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place
Columbia, MD 21045
 410-730-4610 • oaklandmills.org



September 2023

The Oakland Mills Board of Directors has compiled the following list of budget request for the CA Conditional FY25 budget.

OMCA Budget Requests – list is not in priority order

FY24 Cash Reserves –FY24 is the final year of the current Management Contract. OMCA requests that CA continue to reinvest the 20% cash reserves back into the village that the reserves were submitted from and continue to use the funds on environmental sustainability projects. Such projects would benefit the contributing village and, due the nature of the projects, provide environmental benefits beyond the that village.

Play Area Repurposing and Redesign: Create village-based policy for Play Area Repurposing and Redesign. Recreate some existing tot lot spaces to provide for recreational opportunities for all ages and for multi-generational connections.

Appropriate and Competitive Funding for Lifeguards

CA FY 25 budget should include funding for CA Aquatics so that all CA lifeguards can be paid appropriate and competitive salaries; and ensure that all 23 outdoor pools can open and be fully staffed for the duration of the FY25 pool season. Fund a multi-lingual recruitment initiative.

2nd Sheet of Ice at the Columbia Ice Rink

Add a second sheet of ice to the Columbia Ice Rink; work in partnership with Howard County to create a state-of-the art ice arena.

Replacement Trees

We are losing a great number of trees. We request that funding be budgeted to replace trees that have been removed by replacing trees in a timely manner.

Path from Orchard Green Tot Lot to Red Branch Road

Funding for the CA portion of a proposed path from the Orchard Green tot lot to Red Branch Road. Work with the State Highway Administration and Colonial Pipeline to design and build a pedestrian/bike path from the Orchard Green tot lot along Route 108 to the light at Red Branch Road

EV Charging Stations

Funding for visible EV charging stations at the Columbia Ice Rink and CA Neighborhood Centers in Oakland Mills and at prominent locations at all CA facilities or work with Howard County to install through their partnership program.

More/Better Quality Bike Racks at CA Facilities



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September 21, 2023

“When originally deferred, this was a major HVAC renovation project; however it has been nine years since the project was deferred. Current conditions at the school now require a full renovation. It’s not practical and cost effective to maintain the system any longer. Due to the fact that the system is old, obsolete and continues to be problematic we are unable to provide a conducive-learning environment to both the students and staff.”

This was the assessment of Oakland Mills High School’s heating, ventilation, and air conditioning system in 2017-2018. It had been deferred since 2009 and could wait no longer. Yet OMHS was removed from past capital improvement plans until this board acted two years ago, then it was proposed to be deferred again until the board acted last year, and now here we are this year with OMHS proposed to be pushed to the bottom of the plan, with renovations maybe starting in 2034 when that system that needed replacement in 2009 will be 61 years old.

Good evening and thank you for this opportunity to testify on the Superintendent’s proposed capital improvement program. My name is Jonathan Edelson, and I am speaking on behalf of the Oakland Mills Community Association. Sadly, I don’t have much new to say to you tonight given the story hasn’t changed much since today’s seniors were starting kindergarten, other than the building and its systems are another year older. This plan would ensure this year’s kindergarten students also start their high school careers in an unrenovated Oakland Mills High School. Think about that for a second.

For the last few years, you and past members of the board have heard from faculty, students, and concerned community members about the condition of the school. Last year, you heard from them for nearly two hours and saw some of them in tears. You are hearing from them again this year. Your own assessments should tell you all you need to know about the facility.

You have a plan before you that would defer a building, declared unable to provide a conducive learning environment five years ago, for another eleven years. That last sentence was copied almost verbatim from last year’s testimony; all I did was change the reference to the assessment from four years ago to five. Do you see a pattern? It will never get done if you allow this trend to continue. To put that in perspective, if OMHS were taken care of on time in 2009, the original building would have been 36 years old. If it is taken care of under the plan you adopted last year, the building will be 53 years old when the project starts. If you wait until 2034, it will be 61 years old before the project starts. The “new” addition on the back of the school will be over 30 years old by then. Some of the first students to attend OMHS will be in their early 80s while current students breathe air passing through the same system those original students had.

Is it a coincidence that the start date keeps getting moved on the high school with the highest proportions of lower income and traditionally underrepresented racial and ethnic populations? Let's look at things that have been said in this room

Several years ago during the redistricting conversation, and I mean the one before the latest to fill what would become Guilford Park High School, a member of the board cautioned on some of the moves being suggested because of their future impact on the redistricting that would fill GPHS. The caution was we can't open a new building with 45 percent or more of the students receiving free and reduced meals. Guess what? Under that old FARMS measure, it has been perfectly acceptable to have an old building with that rate. So are we saying only certain students from certain backgrounds are deserving?

Recently, there has been more talk about whether Oakland Mills can provide relief to neighboring schools. Unfortunately, the talk has been about how that's not necessary. The schools in Oakland Mills could be kept the size they are. I'm not hearing similar things said about other renovation and addition projects. For all of our challenges with finding capacity and land to build capacity, it seems the only time the discussion turns to **not** investing in capacity is when Oakland Mills gets discussed in this room. Why is that? Again, reflecting on past conversations in this room, it has even been stated that we need to be careful about how much we fill OMHS due to its challenging condition.

So what is it? Is it challenging and in need of help? Is it fine just the way it is and we'll build capacity elsewhere? Do you think the OMHS students and teachers, along with their families, aren't clever enough to see a pattern that dates back a quarter century now?

Just for the record, here are a few facts about OMHS:

- mold
- leaky ceilings
- lack of fresh air
- lack of natural light
- largest gap between state calculated capacity and county calculated capacity among the 13 high schools
- A hundred students over capacity by county calculations, and 250 students over capacity by state calculations
- no student gathering spaces
- substandard auditorium
- noncompliance with current standards including COMAR
- Major HVAC renovation project deferred since 2009.

And finally, I don't even know how to address how an inflation rate, not amount, but rate, is mysteriously higher in Oakland Mills than elsewhere in the same county, necessitating the need to reconsider a rebuild of Oakland Mills Middle and a reprioritization of the entire plan to push OMHS to the bottom. As Ms. Moseley pointed out, that's not how inflation works. At least that's not how it works until we're talking about half century old buildings in Oakland Mills that have not had full, systemic renovations. Speaking of which, those fact sheets on each school are very misleading. The school system reports "renovations" the same way whether they were complete overhauls of a building or retiling restrooms. There's a lot of suspect data out there.

I could go on. Unfortunately, past Boards of Education have left a legacy of neglect of OMHS. Enough is enough. I am here to ask you once again to stick to the plan you adopted last year. It is illogical, inequitable, and immoral to delay OMHS any longer. What will your legacy be?

**Oakland Mills Community Association
The Other Barn
5851 Robert Oliver Place
Columbia, MD 21045**

September 12, 2023

TO: Jackie Tuma, CPA, CFE, CA Director of Audit and Advisory Services Auditor
Andre' Miller, Senior Auditor, Office of Audit and Advisory Services
Dennis Matthey, CA Interim President/CEO

FROM: Brigitta Warren, Village Manager, Oakland Mills Community Association

SUBJ: FY24, 1st Quarter Financial Variance Memo

Expenses:

- 10. Janitorial Wages:** Recategorized into Janitorial Expense.
- 12. Payroll Benefits:** Quarter benefits more than anticipated will likely balance out by year end.
- 27. Furniture, Fixtures and Equipment:** Deposit for purchase of new telephone system.

Input cells

Village: Oakland Mills
 Fiscal Year: FY24
 Quarter: 1
 Date Prepared: 17-Aug-23

STATEMENTS OF FINANCIAL POSITION
May 1 - July 31

	<u>FY24</u>	<u>FY23</u>	<u>Variance</u>
<u>ASSETS</u>			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	295,960	412,484	(116,524)
Cash (Savings Accounts)	2,688	2,718	(29)
Short term investments	20,897	20,617	280
Total Cash and Investments	<u>319,645</u>	<u>435,918</u>	<u>(116,273)</u>
Accounts Receivable	0	0	0
Loan Receivable	0	0	0
Prepaid Expenses	650	0	650
Inventory	0	0	0
Other Current Assets	<u>650</u>	<u>0</u>	<u>650</u>
Furniture, Fixtures and Leasehold Improvements	131,341	131,342	(1)
Accumulated Depreciation	(112,931)	(106,074)	(6,857)
Net Furniture and Fixtures	<u>18,410</u>	<u>25,268</u>	<u>(6,858)</u>
TOTAL ASSETS	<u>338,704</u>	<u>461,186</u>	<u>(122,482)</u>
<u>LIABILITIES AND NET ASSETS</u>			
Accounts Payable	0	0	0
Amount Payable to CA for excess cash reserves	0	40,202	(40,202)
Security Deposits	20,140	25,565	(5,425)
Sales Tax	0	0	0
Deferred Revenue - CA	94,462	90,727	3,735
Deferred Revenue - Other	0	5,595	(5,595)
Accrued Liabilities - Payroll	13,866	13,620	246
Accrued Liabilities - Other	12,233	26,441	(14,208)
Long Term Debt Due Within 1 Year	0	0	0
Subtotal - Short Term Liabilities	<u>140,701</u>	<u>202,150</u>	<u>(61,449)</u>
Long Term Debt Due After 1 Year	0	0	0
Unrestricted Net Assets:			
Beginning of year	163,814	199,490	(35,676)
Increase/(Decrease) in Unrestricted Net Assets for Year	<u>34,189</u>	<u>59,546</u>	<u>(25,357)</u>
Net Assets - Year-to-Date	<u>198,004</u>	<u>259,036</u>	<u>(61,032)</u>
TOTAL LIABILITIES & NET ASSETS	<u>338,704</u>	<u>461,186</u>	<u>(122,482)</u>

Village: Oakland Mills
Fiscal Year: FY24
Quarter: 1
Date Prepared: 17-Aug-23

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - July 31

	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>		<u>YTD Prior Year</u>
<u>REVENUES</u>						
1 CA Annual Charge Share	94,462	94,462	94,462	0		90,727
2 Lease & Rental	64,597	64,597	63,571	1,026		96,157
3 Tuition & Enrollment	0	0	0	0		0
4 Interest	117	117	5	112		5
5 Special Events	7,640	7,640	7,600	40		6,260
6 Fees	0	0	0	0		4
7 Miscellaneous	150	150	100	50		195
8 Gain/loss on Disposal of Asset	0	0	0	0		0
Total Revenue	<u>166,966</u>	<u>166,966</u>	<u>165,738</u>	<u>1,228</u>		<u>193,349</u>
<u>EXPENSES</u>						
9 Staff Salaries	67,382	67,382	67,400	(18)		71,045
10 Janitorial Wages	0	0	1,350	(1,350)	Requires Comment	1,575
11 Contract Labor	2,525	2,525	2,500	25		780
12 Payroll Benefits	7,239	7,239	5,500	1,739	Requires Comment	10,921
13 Payroll Taxes	5,762	5,762	5,500	262		3,976
14 Janitorial Expense	9,360	9,360	9,350	10		10,555
15 Fees	7,242	7,242	6,985	257		5,568
16 Operating Expenses	1,071	1,071	880	191		1,068
17 Business Expenses	438	438	450	(12)		0
18 Insurance	7,591	7,591	7,600	(9)		7,149
19 Advertising	2,978	2,978	3,000	(22)		2,291
20 Newsletter	0	0	0	0		0
21 Other Printing	575	575	600	(25)		0
22 Donations/Contributions	0	0	0	0		0
23 Special Events	6,600	6,600	7,000	(400)		5,696
24 Taxes	0	0	0	0		(400)
25 Utilities	8,082	8,082	8,000	82		8,131
26 Repairs & Maintenance	2,704	2,704	2,800	(96)		3,733
27 Furniture & Fixtures	1,518	1,518	750	768	Requires Comment	0
28 Total Expenses Before Depreciation	<u>131,067</u>	<u>131,067</u>	<u>129,665</u>	<u>1,402</u>		<u>132,088</u>
29 Depreciation	<u>1,709</u>	<u>1,709</u>	<u>1,709</u>	<u>0</u>		<u>1,716</u>
30 Total Expenses	<u>132,776</u>	<u>132,776</u>	<u>131,374</u>	<u>1,402</u>		<u>133,803</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>34,189</u>	<u>34,189</u>	<u>34,364</u>	<u>(174)</u>		<u>59,546</u>

Input cells

Village: Oakland Mills
 Fiscal Year: FY24
 Quarter: 1
 Date Prepared: 17-Aug-23

DETAILED STATEMENTS OF ACTIVITIES
May 1 - July 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share	94,462	94,462	94,462	0	90,727
A. CA Base Annual Charge Share	84,114	84,114	84,114	0	81,797
B. CA Medical Reimbursement	9,934	9,934	9,934	0	8,508
C. Other CA Reimbursement	414	414	414	0	422
D. Payment to CA for excess cash reserves	0	0	0	0	0
2 Lease & Rental	64,597	64,597	63,571	1,026	96,157
A. Room Rentals	58,776	58,776	58,800	(24)	87,407
B. Leases	3,771	3,771	3,771	0	8,700
C. Retained Deposits	2,050	2,050	1,000	1,050	50
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	117	117	5	112	5
5 Special Events	7,640	7,640	7,600	40	6,260
6 Fees	0	0	0	0	4
A. Copier	0	0	0	0	0
B. Late Fees	0	0	0	0	4
C. Postage	0	0	0	0	0
D. Notary	0	0	0	0	0
E. Other	0	0	0	0	0
7 Miscellaneous	150	150	100	50	195
A. Sales	150	150	100	50	195
B. Newsletter Ads	0	0	0	0	0
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	0	0	0
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Income	166,966	166,966	165,738	1,228	193,349

Village: Oakland Mills
Fiscal Year: FY24
Quarter: 1

DETAILED STATEMENTS OF ACTIVITIES
May 1 - July 31

<u>EXPENSES</u>	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>YTD Prior Year</u>
9 Staff Salaries	67,382	67,382	67,400	(18)	71,045
10 Janitorial Wages	0	0	1,350	(1,350)	1,575
11 Contract Labor	2,525	2,525	2,500	25	780
12 Payroll Benefits	7,239	7,239	5,500	1,739	10,921
13 Payroll Taxes	5,762	5,762	5,500	262	3,976
14 Janitorial Expense	9,360	9,360	9,350	10	10,555
A. Cleaning Service	6,715	6,715	6,700	15	5,173
B. Setup & Breakdown	2,242	2,242	2,250	(8)	4,680
C. Floors, Carpets and Windows	0	0	0	0	0
D. Supplies	403	403	400	3	702
15 Fees	7,242	7,242	6,985	257	5,568
A. Accounting	885	885	885	0	590
B. Legal	2,781	2,781	2,500	281	0
C. Performance	0	0	0	0	0
D. Audit	0	0	0	0	0
E. Web	595	595	600	(5)	1,257
F. Other	2,981	2,981	3,000	(19)	3,721
16 Operating Expenses	1,071	1,071	880	191	1,068
A. Office Supplies	0	0	0	0	0
B. Program Supplies	570	570	500	70	385
C. Cost of Goods Sold	200	200	140	60	0
D. Postage	6	6	10	(4)	0
E. Staff Development	64	64	0	64	0
F. Catering/Food Service	0	0	0	0	0
G. Other	231	231	230	1	683
17 Business Expenses	438	438	450	(12)	0
A. Mileage	201	201	200	1	0
B. Food (Business Meals)	190	190	200	(10)	0
C. Other	47	47	50	(3)	0
18 Insurance	7,591	7,591	7,600	(9)	7,149
19 Advertising	2,978	2,978	3,000	(22)	2,291
20 Newsletter	0	0	0	0	0
21 Other Printing	575	575	600	(25)	0
22 Donations/Contributions	0	0	0	0	0
23 Special Events	6,600	6,600	7,000	(400)	5,696
24 Taxes	0	0	0	0	(400)
25 Utilities	8,082	8,082	8,000	82	8,131
A. Gas & Electric	6,657	6,657	6,600	57	7,248
B. Water & Sewer	485	485	500	(15)	329
C. Telephone	940	940	900	40	554
26 Repairs & Maintenance	2,704	2,704	2,800	(96)	3,733
A. Building	1,793	1,793	1,800	(7)	2,440
B. Equipment	912	912	1,000	(88)	1,293
C. Rental	0	0	0	0	0
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture, Fixtures and Equipment	1,518	1,518	750	768	0
28 Total Expenses Before Depreciation	131,067	131,067	129,665	1,402	132,088
29 Depreciation	1,709	1,709	1,709	0	1,716
30 Total Expenses	132,776	132,776	131,374	1,402	133,803
 Increase/(Decrease) in Unrestricted Net Assets	 34,189	 34,189	 34,364	 (174)	 59,546

Village:
Fiscal Year:
Date Prepared:

Oakland Mills
FY24
27-Aug-23

BUDGET SPREADSHEET BY QUARTER

	1st Quarter FY24	2nd Quarter FY24	3rd Quarter FY24	4th Quarter FY24	Annual Budget FY24
REVENUES					
1 CA Annual Charge Share	94,462	94,462	94,462	94,462	377,847
A. CA Base Annual Charge Share	84,114	84,114	84,114	84,114	336,454
B. CA Medical Reimbursement	9,934	9,934	9,934	9,934	39,736
C. Other CA Reimbursement	414	414	414	414	1,657
D. Payment to CA for excess cash reserves	0	0	0	0	0
2 Lease & Rental	63,571	33,810	33,810	33,809	165,000
A. Room Rentals	58,800	25,400	25,400	25,400	135,000
B. Leases	3,771	8,410	8,410	8,409	29,000
C. Retained Deposits	1,000	0	0	0	1,000
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	5	5	5	5	20
5 Special Events	7,600	2,800	2,800	2,800	16,000
6 Fees	0	0	0	0	0
A. Copier	0	0	0	0	0
B. Late Fees	0	0	0	0	0
C. Postage	0	0	0	0	0
D. Notary	0	0	0	0	0
E. Other	0	0	0	0	0
7 Miscellaneous	100	100	100	100	400
A. Sales	100	100	100	100	400
B. Newsletter Ads	0	0	0	0	0
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	0	0	0
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Income	165,738	131,177	131,177	131,176	559,267

Village:
Fiscal Year:
Date Prepared:

Oakland Mills
FY24
27-Aug-23

BUDGET SPREADSHEET BY QUARTER

	1st Quarter FY24	2nd Quarter FY24	3rd Quarter FY24	4th Quarter FY24	Annual Budget FY24
EXPENSES					
9 Staff Salaries	67,400	79,200	79,200	79,200	305,000
10 Janitorial Wages	1,350	1,350	1,350	1,350	5,400
11 Contract Labor	2,500	500	500	500	4,000
12 Payroll Benefits	5,500	13,200	13,200	13,100	45,000
13 Payroll Taxes	5,500	5,500	5,500	5,500	22,000
14 Janitorial Expense	9,350	11,035	11,035	10,780	42,200
A. Cleaning Service	6,700	5,100	5,100	5,100	22,000
B. Setup & Breakdown	2,250	5,000	5,000	4,750	17,000
C. Floors, Carpets and Windows	0	75	75	50	200
D. Supplies	400	860	860	880	3,000
15 Fees	6,985	6,365	6,365	6,485	26,200
A. Accounting	885	1,205	1,205	1,205	4,500
B. Legal	2,500	2,500	2,500	2,500	10,000
C. Performance	0	0	0	0	0
D. Audit	0	0	0	0	0
E. Web	600	360	360	380	1,700
F. Other	3,000	2,300	2,300	2,400	10,000
16 Operating Expenses	880	1,990	2,090	1,980	6,940
A. Office Supplies	0	0	0	0	0
B. Program Supplies	500	500	500	500	2,000
C. Cost of Goods Sold	140	0	0	0	140
D. Postage	10	900	900	890	2,700
E. Staff Development	0	0	100	0	100
F. Catering/Food Service	0	0	0	0	0
G. Other	230	590	590	590	2,000
17 Business Expenses	450	355	355	340	1,500
A. Mileage	200	35	35	30	300
B. Food (Business Meals)	200	270	270	260	1,000
C. Other	50	50	50	50	200
18 Insurance	7,600	700	700	600	9,600
19 Advertising	3,000	2,250	2,250	2,500	10,000
20 Newsletter	0	0	0	0	0
21 Other Printing	600	1,800	1,800	1,800	6,000
22 Donations/Contributions	0	0	2,500	2,500	5,000
23 Special Events	7,000	6,000	6,000	6,000	25,000
24 Taxes	0	600	0	0	600
25 Utilities	8,000	9,150	9,150	9,200	35,500
A. Gas & Electric	6,600	7,800	7,800	7,800	30,000
B. Water & Sewer	500	650	650	700	2,500
C. Telephone	900	700	700	700	3,000
26 Repairs & Maintenance	2,800	6,100	6,100	6,000	21,000
A. Building	1,800	4,750	4,750	4,700	16,000
B. Equipment	1,000	1,350	1,350	1,300	5,000
C. Rental	0	0	0	0	0
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture & Fixtures	750		0	0	750
28 Total Expenses Before Depreciation	129,665	146,095	148,095	147,835	571,690
29 Depreciation	1,709	1,709	1,709	1,709	6,836
30 Total Expenses	131,374	147,804	149,804	149,544	578,526
Increase/(Decrease) in Unrestricted Net Assets	34,364	-16,627	-18,627	-18,368	-19,259

Village: OAKLAND MILLS

Fiscal Year: FY24

Date Prepared: 1-Jun-23

BOARD APPROVED OPERATING BUDGET

	Budget FY24	Budget FY23	Estimate FY23	Budget Variance -1 tc FY24 \$ %		Current Year Est vs. Next Year Budget \$ %	
REVENUES							
1 CA Annual Charge Share	377,847	362,910	362,908	14,937	4%	14,939	4%
A. CA Base Annual Charge Share	336,454	327,188	327,188				
B. CA Medical Reimbursement	39,736	34,034	34,032				
C. Other CA Reimbursement	1,657	1,688	1,688				
D. Payment to CA for excess cash reserves	0	0	0				
2 Lease & Rental	165,000	144,050	236,533	20,950	15%	(71,533)	-30%
A. Room Rentals	135,000	115,000	200,000				
B. Leases	29,000	28,000	35,000				
C. Retained Deposits	1,000	1,050	1,533				
3 Tuition & Enrollment	0	0	0	0	#DIV/0!	0	#DIV/0!
A. Classes	0	0	0				
B. Camps	0	0	0				
C. Other	0	0	0				
4 Interest	20	20	70	0	0%	(50)	-71%
5 Special Events	16,000	18,000	16,070	(2,000)	-11%	(70)	0%
6 Fees	0	30	9	(30)	-100%	(9)	-100%
A. Copier	0	0	0				
B. Late Fees	0	0	0				
C. Postage	0	0	0				
D. Notary	0	30	9				
E. Other	0	0	0				
7 Miscellaneous	400	500	620	(100)	-20%	(220)	-35%
A. Sales	400	500	620				
B. Newsletter Ads	0	0	0				
C. Catering/Food Service	0	0	0				
D. Other	0	0	0				
8 Gain/loss on Disposal of Asset	0	0	0	0	#DIV/0!	0	#DIV/0!
Total Income	559,267	525,510	616,210	33,757	6%	(56,943)	-9%

Village: OAKLAND MILLS
Fiscal Year: FY24

BOARD APPROVED OPERATING BUDGET

	Budget FY24	Budget FY23	Estimate FY23	Budget -1 \$	Variance tc %	FY24	Current Year Est vs. Next Year Budget \$	%
EXPENSES								
9 Staff Salaries	305,000	300,000	293,025	5,000	2%		11,975	4%
10 Janitorial Wages	5,400	4,400	5,417	1,000	23%		(17)	0%
11 Contract Labor	4,000	4,000	3,922	0	0%		78	2%
12 Payroll Benefits	45,000	39,000	51,480	6,000	15%		(6,480)	-13%
13 Payroll Taxes	22,000	27,000	21,935	(5,000)	-19%		65	0%
14 Janitorial Expense	42,200	31,500	42,466	10,700	34%		(266)	-1%
A. Cleaning Service	22,000	22,000	21,838					
B. Setup & Breakdown	17,000	6,500	17,938					
C. Floors, Carpets and Windows	200	0	282					
D. Supplies	3,000	3,000	2,408					
15 Fees	26,200	23,820	108,608	2,380	10%		(82,408)	-76%
A. Accounting	4,500	5,500	4,240					
B. Legal	10,000	1,000	82,307					
C. Performance	0	0	0					
D. Audit	0	8,200	8,200					
E. Web	1,700	1,020	1,676					
F. Other	10,000	8,100	12,185					
16 Operating Expenses	6,940	5,285	4,452	1,655	31%		2,488	56%
A. Office Supplies	0	0	0					
B. Program Supplies	2,000	3,700	1,843					
C. Cost of Goods Sold	140	120	0					
D. Postage	2,700	225	280					
E. Staff Development	100	100	0					
F. Catering/Food Service	0	0	0					
G. Other	2,000	1,140	2,329					
17 Business Expenses	1,500	2,400	278	(900)	-38%		1,222	440%
A. Mileage	300	500	208					
B. Food (Business Meals)	1,000	1,500	0					
C. Other	200	400	70					
18 Insurance	9,600	7,000	9,532	2,600	37%		68	1%
19 Advertising	10,000	7,600	9,296	2,400	32%		704	8%
20 Newsletter	0	0	0	0	#DIV/0!		0	#DIV/0!
21 Other Printing	6,000	800	915	5,200	650%		5,085	556%
22 Donations/Contributions	5,000	5,000	4,750	0	0%		250	5%
23 Special Events	25,000	25,000	23,652	0	0%		1,348	6%
24 Taxes	600	600	0	0	0%		600	#DIV/0!
25 Utilities	35,500	39,800	30,455	(4,300)	-11%		5,045	17%
A. Gas & Electric	30,000	34,000	25,845					
B. Water & Sewer	2,500	2,500	2,017					
C. Telephone	3,000	3,300	2,593					
26 Repairs & Maintenance	21,000	19,000	23,365	2,000	11%		(2,365)	-10%
A. Building	16,000	14,000	19,016					
B. Equipment	5,000	5,000	4,349					
C. Rental	0	0	0					
D. Vandalism	0	0	0					
E. Other	0	0	0					
27 Furniture & Fixtures	750	2,000	516	(1,250)	-63%		234	45%
28 Total Expenses Before Depreciation	571,690	544,205	634,064	27,485	5%		62,374	-10%
29 Depreciation	6,836	4,394	6,864	2,442	56%		(28)	0%
30 Total Expenses	578,526	548,599	640,928	29,927	5%		(62,402)	-10%
Increase/(Decrease) in Unrestricted Net Assets	(19,259)	(23,089)	(24,718)	3,830	-17%		5,459	-22%

**Manager's Report
Oakland Mills Community Association
September 12, 2023**

Financial:

- FY24 1st quarter financials available. Review and vote.

Event Update:

- Jazz in the Mills, An Evening with David Cole and the Blues, will be held this Sunday, September 17th at The Other Barn. Tickets are on sale now at The Other Barn on online at Eventbrite. All tickets must be purchased in advance (Saturday, 9/16, at 5 pm).
- 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, including the schedule of events, food options and a current list of vendors.
- Have secured a date with the OM Local Leadership Team and CA for the OMLLT movie night. It will be held on September 29th. All licensing has been taken care of and requested equipment leased. Finalizing details with OMLLT.

Misc.

- The new phones are set up and in all of their respective locations. The official turnover will be tomorrow, 9/13, with a staff training held from 10 am to noon. There should be no disruption to service, but the office will be closed from 10 am to 12:30 pm for the training.
- The letter writing campaign for residents to reach out to local officials regarding traffic and safety concern along Stevens Forest Road and Kilimanjaro Road will be held on September 25th from 7pm to 8:30 pm at The Other Barn.
- Ashleigh has updated The Other Barn website. If you have not checked it out, please do.

- Reached out to John McCoy about another possible tree giveaway in October. He has directed me to Natalie Yee who will be working with me on this.
- The OMCA Donation policy and submission deadline will be listed in the next OM Enews.

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

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

DATE: 9/12/2023
TIME: 8:17

MOTION BY: Rebecca Bryant
SECONDED BY: Char Nado

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Chair	✓			
William McCormack, Vice-chair	✓			
Rebecca Bryant	✓			
Warren Wortman				X
Char Nado	✓			
////////////////////////////////////	////////////////////////////////////	////////////////////////////////////	////////////////////////////////////	////////////////////////////////////

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:

Village Manager's mid-year appraisal.

TIME CLOSED SESSION BEGAN:

8:17

TIME CLOSED SESSION ENDED:

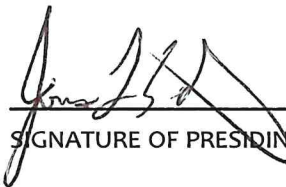
8:24

PERSONS PRESENT DURING CLOSED SESSION:

Edelson, McCormack, Bryant, Nado

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

Finalized the Village Manager's mid-year appraisal.



SIGNATURE OF PRESIDING OFFICER