



# 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 24, 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 24, 2023 OMCA Board Meeting:**

[https://youtu.be/fQ\\_J7Mq7Ga8](https://youtu.be/fQ_J7Mq7Ga8)

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:04 p.m.

**Present:** Jonathan Edelson, Chair; Karin Emery, Columbia Council Representative; Rebecca Bryant; Char Nado; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Bill McCormack Jr.

**Quorum Present:** Yes

**Also Present:** OMCA Covenant Advisors Michael Vaughn, Karina Caico, and Carrie Wenholz; CA Aquatics Director for Community Programs & Services Marty Olmanns; Howard County Council District 2 Aide Ashley Alston; see resident list.

### Opening of Meeting

- **Mr. Wortman** motioned to approve the October 10, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Nado** seconded, and the motion passed (4-0-0).
- **Ms. Bryant** motioned to approve the October 24, 2023 Board Meeting agenda (ATTACHMENT B). **Ms. Nado** seconded, and the motion passed (4-0-0).

### New Business

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

CA Aquatics Director for Community Programs and Services Marty Olmanns gave an update on CA events, Open Space, and other matters (ATTACHMENT C).

#### *OMCA Covenant Training*

OMCA Covenant Advisor for Letters of Compliance Carrie Wenholz, Covenant Advisor for Applications Michael Vaughn, and Covenant Advisor for Property Concerns Karina Caico presented training on their respective areas to the Board. A question and answer session followed. RAC Chairperson David Smith was also present to answer questions. Residents and the Board were reminded that a covenant advisor was available and in the OMCA office Monday through Thursday during regular business hours and to call, email, or make an appointment if they had questions or needed anything else related to covenants.

### ***OMCA Donation Requests***

**Mr. Edelson** explained the process of requesting donations from OMCA. The Board discussed the requests (ATTACHMENT D). **Mr. Edelson** said that though he was president of the OMHS Fine Arts Boosters, he had not put together and submitted their request, and he likely would not be present for the vote on their request or would recuse himself if present. The Donation Requests would be brought back as Old Business at the next Board meeting.

### **Old Business**

#### ***CA Aging Well in Columbia Committee Liaison Appointment***

**Mr. Edelson** said Virginia “Ginny” Thomas had expressed interest in the OMCA liaison position for the CA Aging Well in Columbia Committee. **Ms. Bryant** motioned to nominate Virginia Thomas as OMCA’s liaison for the CA Aging Well in Columbia Committee. **Mr. Wortman** seconded, and the motion passed (4-0-0).

#### ***CA Villages Management Contract***

**Mr. Edelson** reviewed the Amendment to the Management Contract (ATTACHMENT E). **Ms. Bryant** motioned to accept the Amendment to the Management Contract. **Mr. Wortman** seconded, and the motion passed (4-0-0).

### **Board Chair Report**

**Mr. Edelson** reported that the County had asked OMCA to submit a preliminary letter for its December Citizen’s Budget Hearing testimony. **Ms. Warren** would send last year’s testimony to consider since most of the priorities in that testimony had not yet been addressed by the County. **Mr. Edelson** asked that the Board be prepared to decide at the November 14 Board meeting if anything needed to be changed in the letter.

**Mr. Edelson** also reported that he had talked with Councilmember Opel Jones’s assistant, Michael Harris, about traffic issues in Oakland Mills. Councilmember Jones’s office planned to coordinate with County officials and personnel to meet with the Board at a future Board meeting to discuss a more comprehensive approach to addressing ongoing traffic safety concerns in Oakland Mills.

### **CCR Report**

**Ms. Emery** encouraged the Board to watch the last CA board meeting, especially to view CA’s discussion on pools. She reported that CA’s Strategic Plan would expire in 2024 and that CA was working on a new strategic plan. She said for the plan, she would like to see a good vision of what Columbia should look like in five years and asked that the Board and residents bring any ideas to her. **Ms. Emery** also reported that CA would soon announce the search committee for the new President/CEO of Columbia Association.

### **Village Manager’s Report**

**Ms. Warren** presented the draft OMCA 2024 Holiday Schedule (ATTACHMENT F). After discussion, the Board agreed to add one more holiday (January 1) to the schedule, bringing the total of OMCA holidays to eleven. The Board agreed to accept the OMCA 2024 Holiday Schedule as corrected.

**Ms. Warren** shared her Village Manager’s Report (ATTACHMENT G). She said that she had contacted CA for a schedule for the upstairs bathroom renovation. She also reported that heaters in the bathrooms overheated and had to be shut down, but supply issues were making it difficult for CA to replace them. Klein Enterprises had restriped the village center parking lot.

The Board discussed reporting infrastructure issues on SeeClickFix. Howard County Council District 2

Aide Ashley Alston asked that anyone who had open issues on SeeClickFix that had not been addressed in a timely manner email those issues to her.

## **Committee Reports**

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

**Mr. Wortman** shared his report (ATTACHMENT H). He said Jim Caffey had contacted Blandair Park Planner Jason Thompson about the next phase of Blandair Park construction. The County had no final plans but would begin once funding for the bridge across MD 175 was secured.

**Mr. Wortman** discussed the crosswalk installation at Lightning View and Mellenbrook Roads, which was being made because of a request made by Councilmember Jones's office. He said he asked the County to send such requests to the Board so board members would be aware of issues in the community.

Next month's Public Space Advisory Committee meeting would be on November 21 in the Collage Conference Room of the Columbia Central Library. **Ms. Warren** said that The Other Barn was now open some evenings and that OM committees could meet there if needed. She asked that any OMCA Board committees that wanted to meet in The Other Barn contact her or OMCA Facility and Rental Coordinator Ashleigh Jacobs.

## **Bulletin Board**

**Ms. Carpenter** said she would have a table at the Howard County Veteran Owned Business Expo at the Maryland Innovation Center on October 28.

**Ms. Warren** said that her eldest son had received a shout-out from County Executive Calvin Ball in his Facebook Page's post for Black Fine Arts Month for his comic book as well as his work at the Howard County Arts Council.

**Mr. Edelson** said the WBAL Concert for Kids would again take place at OMHS on December 2 at 1:00 and 7:00 p.m.

**Mr. Wortman** motioned to go into closed session for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Ms. Nado** seconded, and the motioned passed (4-0-0).

The closed session of the Board began at 9:29 p.m. and ended at 9:38 p.m. (ATTACHMENT I).

**Mr. Edelson** went into the open session of the Board at 9:38 p.m.

Upon return to open session, **Mr. Edelson** announced that the Board had approved the removal of a flag from a property.

**Mr. Edelson** adjourned the OMCA Board meeting at 9:38 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



# Oakland Mills Community Association

## Village Board Meeting Minutes

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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

**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](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



## 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 Emery

### **Tuesday, October 24, 2023 – 7:00 p.m. Hybrid Meeting (Revised 10-23-23)** **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/85769527870>

**Meeting ID: 857 6952 7870**

#### **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**

**7:00 p.m.**

#### **Opening of Meeting (5 min)**

- Approve Minutes from October 10, 2023 Board Meeting
- Approve Agenda for October 24, 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**

- **Columbia Association Team Member Liaison Update, (10 min)**
- **OMCA Covenant Training (40 min)**
- **Review of Donation Requests received by October 15, 2023 deadline, Discussion (10 min)**

Marty Oltmanns, CA Aquatics Director for Community Programs & Services

OMCA Covenant Team

**8:15 p.m.**

#### **OLD BUSINESS**

- **CA Senior Advisory Committee Liaison Appt,**  
Discussion and Vote (5 min)
- **CA Villages Management Contract  
Amendment,** Discussion and Vote (10 min)

<b>8:30 p.m.</b>	<b>Board Chair Report</b> (10 min)	Jonathan Edelson, Board Chair
<b>8:40 p.m.</b>	<b>Columbia Council Rep Report</b> (10 min)	Karin Emery, CCR Rep
<b>8:50 p.m.</b>	<b>Village Manager Report</b> (10 min) <ul style="list-style-type: none"> <li>• 2024 OMCA Holiday Closing Schedule</li> <li>• Operations Update</li> </ul>	Brigitta Warren, Village Manager
<b>9:00 p.m.</b>	<b>Committee Reports</b> <ul style="list-style-type: none"> <li>• <b>Architecture</b> (5 min)</li> <li>• <b>Public Space</b> (5 min)</li> </ul>	Jonathan Edelson, Acting Chair Warren Wortman, Chair
<b>9:10 p.m.</b>	<b>Board Bulletin Board</b>	
<b>9:15 p.m.</b>	<b>Adjourn</b> <b>Board Closed Session</b>	
<b>9:15 p.m.</b>	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>New Resident Open House</b> <b>Lively Arts for Little Ones</b> <b>Breakfast Snacks with Santa</b> <b>Jazz in the Mills, Holiday Extravaganza</b> <b>Gingerbread House Decorating</b> <b>Holidays Lights in the Courtyard</b>	Sun., Nov. 12 <sup>th</sup> , 2 p.m. Fri, Nov. 17 <sup>th</sup> , 10:30 a.m. Sat., Dec. 2 <sup>nd</sup> , 9:00 a.m. Sun. Dec. 3 <sup>rd</sup> , 5:00 p.m. Wed., Dec. 13 <sup>th</sup> , 6:30 p.m. Sat., Dec. 16 <sup>th</sup> , 5:00 p.m.

# Oakland Mills Team Member Liaison

EXCITING WAYS WE ARE SERVING OUR COMMUNITY

## Last Month at CA:



- October is an incredibly busy time for our entire Columbia community, and that's no different for CA. We're particularly proud of connecting with that incredibly active community in and out of our facilities and spaces. Many of those efforts revolved around helping young people and serving families. The photo above is just one instance of our work in action, focused on making opportunities accessible to everyone throughout our diverse community. Twenty Youth & Teen Center students attended a special dress rehearsal of "The Wiz" at the Hippodrome. This included an opportunity to speak with the director and learn more about the production. Along with this field trip, the Youth & Teen Center is hosting free CA martial arts classes this month and the Y.E.S. program - the result of a partnership with The Pearl Foundation aimed at helping middle schoolers build confidence.

## Program Highlights:

- School Aged Services held several full day events including the Howard County Conservancy's '**Pollinators, Habitats, and Homes**' program and a visit to the Maryland Zoo.
- The Columbia Art Center presented the **2023 Student Faculty Exhibition**, featuring a variety of art including paintings, ceramics, fused and stained glass, and youth and teen projects.
- Planning for this year's **Festive Fridays** is well underway. Staff will start to decorate the lakefront starting the last week of October.



## Program Highlights:

- Several teams are working to plan and promote one of Columbia's favorite holiday events - the annual **Trunk or Treat** celebration at the Columbia SportsPark. We have secured over 12 community partners to exhibit and table at the event, and are excited that Harper's Choice Village will be on hand to assist and participate.
- On October 13th Columbia Gym offered “try-it” martial arts demonstrations at the Teen Center. The program showcased the Martial Arts programs **Little Dragons, Beginners, and Teens**.
- On September 22, twenty students from the Youth and Teen Center programs attended a special dress rehearsal at the **Hippodrome Baltimore**, of the Pre-Broadway play “The Wiz”; this included an opportunity to speak with the director and learn more about what goes into a production.
- In honor of **Breast Cancer Awareness Month**, the golf maintenance team swapped the traditional yellow flags for pink flags and cups at Hobbit's Glen for the very first time. Garnering great feedback from the members, the flags and cups were added on October 1st and will remain on the course through October 31st..



## Program Highlights:

- The Racquet Sports team is wrapping up the **Howard County Special Olympics Tennis Program**. This program is held every Tuesday evening from 6-8pm at Wilde Lake Tennis Club and will finish for the season on October 24th
- Sunday, October 22nd is the first of golf's "Fall Fun" events with our annual **Superintendent's Revenge**. With this tournament, the maintenance team will be "seeking revenge" on the golfers with a variety of fun jokes and obstacles.
- On November 24th, we will prep for our Thanksgiving appetite with the collaborative **"Fitness Before Feasting"** event at the Columbia Athletic Club. The event will feature 30-minute components of Tribe (Life), Cardio Dance Party, Cardio Tennis and a Mind/Body (Yoga/Meditation) piece to help members prepare for friends, family and feasting the rest of the day.
- We are finalizing and securing details for the upcoming **Change in Columbia** event set for Nov. 2023 at Claret Hall in the Village of River Hill.



## Program Highlights:

- We are finalizing the program for the **Community Quilting Project** and preparing for the unveiling in November.
- Open Space has assisted with several events including an **EV event** in Clarksville Commons. Open Space has also explored the **EV generator** and will now be able to offer power for CA tents at remote locations for events.
- Supreme Sports Club will host a **Blood Drive** in partnership with Care First on Wednesday, November 8th from 9am - 3pm in the Arena
- The Columbia Art Center hosted the 2023 **Color Columbia Plein Air Paint-Out** at Lake Kittamaqundi and Wilde Lake.



## Construction Highlights:

- October 17th was the **Reopening Party at Columbia Gym!** CG and Group Fitness teams held exciting post-renovation activities exhibiting new finishes, furniture, equipment. The Les Mills System in Studio One at Columbia Gym is up and running with new programming.
- CA partnered with BGE on October 19th and 20th the Columbia Gym basketball arenas will have **energy efficient lighting** installed.
- Completed interior improvements to the reception area, hallways, and fleet management office at the **Community Operations Center**. The Facility Services crew showcased a number of skilled techniques to rebuild the reception desk at the Community Operations Center including finishing and installing a live-edge countertop cut from a local downed tree.
- Capital Improvements replaced the Wishing Bridge playground (OB-05) in Owen Brown. We also replaced three bridges in open space (LRBR-51), (LRBR-35), and (HRBR-06).

## Construction Highlights:

- Open Space and Landscape services are changing out summer flowers to **fall flowers** throughout Columbia. Open Space teams have begun preparing for fall/winter with leaf removal along pathways and pruning operations.
- Land Administration is working to update the geospatial information and attributes related to CA's pathways, while working on the beta version of CA's Interactive Map project.
- All of the tenants at CA's RV Storage Park were moved to temporary parking and back to their new spots for planned improvements.



## Organizational Highlights:

- The Office of General Counsel conducted a successful **covenant legal training** for the villages on September 27 at Historic Oakland. Forty-eight people attended, from all ten villages.
- Human Resources is working with Office of Human Rights for upcoming all-team member **DEI Training** (December).
- Preparation is underway to engage with all team members to manage **benefits open enrollment** for calendar year 2024.
- Selection of and interviews with attorneys who will comprise the newly-created **Ethics Panel** established by the Board of Directors is underway.
- The Marketing Team is leading cross-department efforts to establish improved **internal communications** within CA, with staff focus groups being used to learn about how information sharing and formal / informal connections across divisions will allow for better knowledge of programming throughout the organization.

## Current Challenges:

- Ongoing supply chains and lead times / cost increases.
- Specialty contractor cost increases and limited availability are causing delays to repairs and difficulty in scheduling (i.e. floor refinishing, automatic door repair).
- Skilled staffing, such as SAS staff, lifeguards, personal trainers and tennis coaches, still continue to be our greatest challenge.



## Points of Pride:

- CA's leadership in reducing greenhouse gas emissions in our operations was recognized at the annual Greenbuild International Conference and Expo in Washington, DC. Jeremy Scharfenberg presented at a work session on carbon reduction building audits.
- A team of runners and walkers from CP&S, Marketing, Community Engagement and Community Operations showed support for the students of HCC at the 10th annual HCC 5k Challenge on October 8. In bringing home the Wellness Division Champion trophy, the CA team helped push the total raised for student scholarships during the 10 years of the event to over one million dollars.



## Upcoming Events:

- Trunk or Treat!!!

Saturday 10/28/23 from 3- 6p @ Columbia SportsPark!!!

Speaking of Trunk or Treat, CA is excited to host thousands at Columbia SportsPark on October 28! This event exemplifies the way CA's team members work together across departments and divisions to show up for our community in an accessible, health-focused and super fun way. We're also pleased to welcome more than a dozen community partners to Trunk or Treat to connect with those in attendance.





# Oakland Mills

## Upcoming Events:

COLUMBIA ASSOCIATION ART CENTER GALLERIES PRESENTS:



Inspired by the theme of autumn, members of the Metro Washington, DC Chapter of Colored Pencil Society of America have created 70+ artworks.

Enjoy journeying through the fall exhibit of autumn colors!

# AUTUMN

OCT 19-NOV 22 RECEPTION & JUROR AWARDS:  
SAT, NOV 4, 1-3PM

Featuring the Metro Washington, DC Chapter of the Colored Pencil Society of America



**Columbia Art Center** 6100 Foreland Garth, Columbia, MD 21045  
art.staff@columbiaassociation.org • ColumbiaArtCenter.org • 410-730-0075  
Gallery Hours: Mon-Thu 10am-8pm, Fri 10am-5pm, Sat 10am-noon



# Color Columbia

## 2023 Plein Air

PAINT OUT ■ EXHIBITION ■ RECEPTION



Color Columbia exhibit will run Oct 26-Nov 2 in Columbia Art Center Galleries.

Awards Ceremony:  
Oct 26, 6-8pm  
\$20/participation fee



### Saturday, Oct 21, 2023

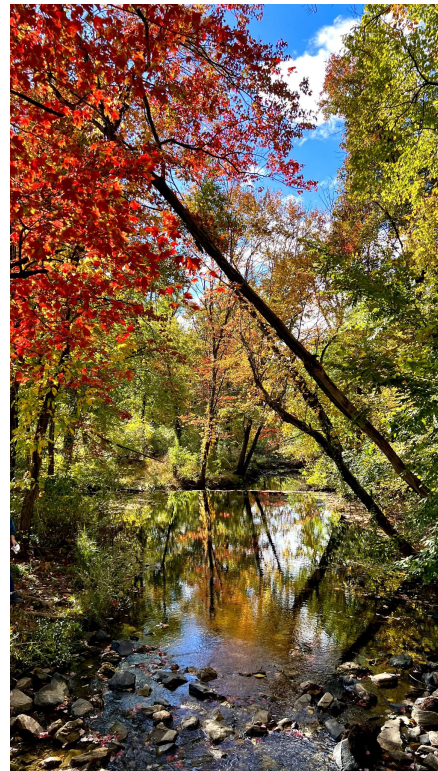
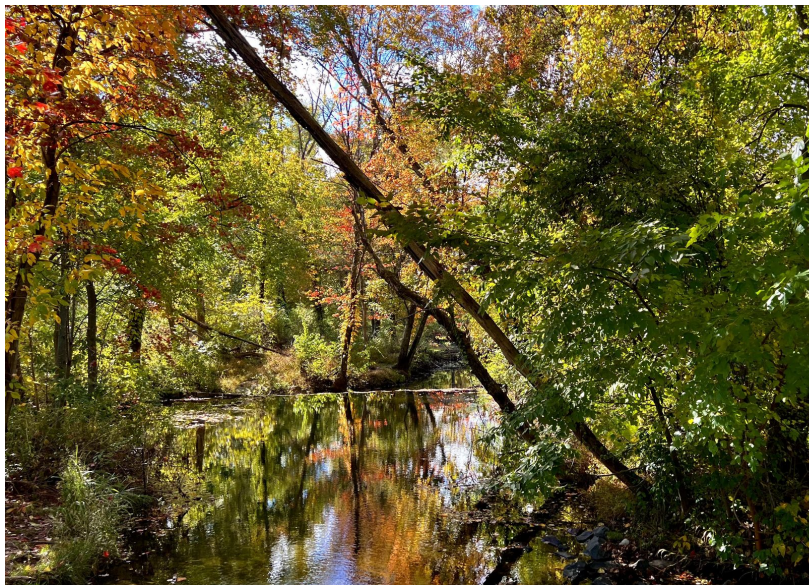
**Paint at Lake Kittamaquon or Wilde Lake in Columbia, Maryland.**

Hosted by  
Columbia Art Center  
6100 Foreland Garth, Columbia, MD 21045

Sponsored Juror Awards include:  
First Place \$750  
Second Place \$500  
Third Place \$350  
Honorable Mention \$200



## Questions?:





**Donation Requests Received****2023\_2024 OMCA Fiscal Year (May 23-April 24)****Oakland Mills Expense Line for Donations in FY24 Budget: \$5000**

<b>ORGANIZATION NAME</b>	<b>AMOUNT</b>
OMHS	\$3000
OMHS Fine Arts Boosters	Any donations – list totals \$10,000
OMMS PTSA	\$2000
SFES PTA	\$1655
SFES Battle of the Books (Marc Tolson)	\$300-\$500
THES PTA	\$ 750
OMU (Oakland Mills United)	\$1000
The Village in Howard	\$ 500

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**Request Total: \$ 19,405 (includes full amount from OMHS Fine Arts)**

Summary of requests, detail in attached donation requests from organizations:

**OMHS – \$3000** to support the day-long, in-house retreat known as Welcome HOME is held multiple times a year. **\$1000** is needed to cover the remaining cost of the shirts. We also host countless events for our school and the wider OM community and we are down to less than 10 folding tables throughout our building We need **\$2000** to buy 20 sturdy folding tables that will be able to withstand the hustle and bustle of our vibrant social calendar.

**OAKLAND MILLS HS FINE ARTS BOOSTERS - \$10,000** towards the Oakland Mills Fine Arts Boosters as OMHS FAB needs as much support as we can get. A donation of **\$10,000** would go far in helping our performing arts students excel, but any amount you are able to donate to FAB would be greatly appreciated and could make all the difference in the high school experience for our talented performing artists.

**OAKLAND MILLS MS PTSA - \$2000** to support scholarships and cost reductions for our students in 6th, 7th and 8th grade. With this grant, we envision supporting each grade with \$500 (6th, 7th, 8th) and \$500 to support other trips , like French, Spanish and/or Music in the Parks. We will always work in coordination with the school and staff to best ensure our OMMS students receive the same experiences as kids across the county and that cost is not a barrier to

their participation. Sometimes that looks like reducing overall costs for the whole trip and sometimes that means scholarships for individual students.

**STEVENS FOREST ELEMENTARY SCHOOL PTA - \$2000** to help make 2 of our events an incredible experience for the community: STEM Night and Paint Night.

Our STEM Night is held every year where we provide community members with science and tech-related activities and demonstrations. Our goal is to inspire children and stimulate their minds to be curious about science. I have outlined an itemized breakdown of the anticipated costs for the night below. In summary, we are requesting **\$1,065.49 for the STEM Night**. Additionally, our **Paint Night** is an event where we provide community members with art activities to enrich each child's mind and imagination. Our goal is to foster a creative community where children are encouraged to express themselves through art creation. Again, below is a breakdown of the anticipated costs. In summary, we are requesting, **\$590.47** for the event.

**STEVENS FOREST ELEMENTARY SCHOOL, BATTLE OF THE BOOKS (Marc Tolson) - \$300-\$500** to support the SFES 2024 Battle of the Book Teams. This contribution will be used to purchase drinks, snacks, food, costumes, art supplies, and other such expenses in support of our efforts to imitate events in the books or inspire teamwork and camaraderie.

**THUNDER HILL ELEMENTARY SCHOOL PTA – \$750**

**1. \$400.00** to purchase headphones for students for use during standard testing. Currently there are not enough headphones in the school for all students to use during standard testing. Donated funds will be used to procure additional headphones to reduce this shortage.

**2. \$350.00** to purchase indoor recess equipment for the approaching winter/colder months. During the winter months for safety reasons, students must spend more time indoors during recess, in their respective classrooms. Research shows that all students benefit greatly from at least 30 minutes of physical activity each day, so it is imperative for students' mental and physical health that they can be active during recess time. Funds from the Oakland Mills Community Association. A donation will allow students to have a wider selection of board games, equipment and structured indoor activities.

**OMU – \$1000** to be used to cover programming costs such as improved curriculum development and SAT/ACT test preparation materials to allow our programming to provide more value to our students. Our staff provide these services directly to our students and as a result, we would like to stipend our staff in order to retain talent and experience.

**THE VILLAGE IN HOWARD - \$500** to provide an additional discount to attract new, eligible Supported Members in Oakland Mills and to expand activities offered to the public. In addition to providing a further reduction for Oakland Mills residents we plan to award "scholarships" to Oakland Mills Supported Members to join programs incurring cost. If approved, we would also intend to leverage support by reaching out to other Columbia Village boards to follow the lead of the Oakland Mills Village Association in providing such assistance to their senior residents.

**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.**

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Dennis Matthey  
President/CEO

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Jonathan Edelson  
Oakland Mills Community Association Board Chair

**Oakland Mills Community Association**  
**2024 Holiday Schedule – Office is closed on the holidays listed below.**

Monday, January 15	Martin Luther King Jr. Day
Monday, February 19	President's Day
Monday, May 27	Memorial Day
Wednesday, June 19	Juneteenth
Thursday, July 4	Independence Day
Monday, September 2	Labor Day
Thursday, November 28	Thanksgiving Day
Friday, November 29	Day after Thanksgiving
Wednesday, December 25	Christmas Day

#### Floating Holiday

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#### **Floating Holiday**

May be used at the employee's discretion with the prior approval of the Village Manager and must be taken by 12/31/24 or lost!

10 Days off which includes one floating holiday to be used by 12/31/2024 for those employees who receive vacation/holiday benefits.

Employees who do not receive holiday/vacation benefits (less than 20 hrs/week) do not get paid when the office is closed for a **holiday unless they are eligible for and have accrued paid time off hours** and choose to use their accrued paid time off hours.

**IMPORTANT - PLEASE NOTE:** Employees should not plan to work during days that the office is closed for holidays unless there are extraordinary circumstances and employee has received prior approval from the village manager.

The office will be closed (non-holiday closing days) **Wed. Dec. 25, 2023 – Mon. Jan 1, 2024** (Wed. Dec. 25, 2023 and Mon. Jan 1, 2024 are observed OMCA Holidays.) Employees who receive vacation/paid time off benefits can either use these days off as vacation or paid time off, or not record any hours for taking time off during these days. Employees should not plan to work during this timeframe unless there are extraordinary circumstances and employee has prior approval from the village manager. Employees who do not receive vacation/paid time off benefits will not be paid during the week the office is closed unless working a rental.

Other Barn will be open for rentals on most days of the year. Facility Assistants may be asked to work on days when "office" is closed.

**Manager's Report  
Oakland Mills Community Association  
October 24, 2023**

**Facility Updates:**

- A contractor has been selected and a contract awarded for the Loft bathroom installation. The schedule is to begin January 2024 through March 15, 2024.

**Event Update:**

- Our first Lively Arts for Little Ones show with Rocknoceros took place on October 13<sup>th</sup>. We had a small, but fun group. Our next show is Friday November 17<sup>th</sup> with Mr. Jon and Friends.
- The Oakland Mills Local Leadership team held their movie night at The Other Barn this past Friday, 10/20. Approximately 35 residents came out to enjoy.
- The invite to the New Resident Open House has gone out. If Board members are available to stop by on Sunday, November 12<sup>th</sup> between 2 pm and 4 pm, that would be great. There will be light refreshments, music, and lots of information about the Oakland Mills Community.
- Amy has been working on ticketing and sharing event information for OMCA holiday events. We will have Breakfast Snacks with Santa on December 2<sup>nd</sup>, Gingerbread House Decorating on December 13<sup>th</sup>, and the Holiday Lights in the Courtyard on December 16<sup>th</sup>. All information will be available on the Oakland Mills website and Facebook page.
- Tickets for the Holiday Extravaganza, featuring the Manny Kellough Sextet on December 3<sup>rd</sup> are on sale and going fast, both online at Eventbrite and at The Other Barn.

**Misc.**

- A few residents have volunteered to be a part of the OMCA Architectural Guidelines Revision Committee. Our first meeting will be held on November 1<sup>st</sup>.
- We gave out 25 trees last week, but have many left. If you would like a tree, please stop by The Other Barn Tuesday, 10/24, through Thursday, 10/26 between 11 am and 3 pm to pick one up. You must be able to transport it to your car.





**oakland mills**  
we value connections

Oakland Mills Community Association  
Public Space Committee Meeting Minutes  
In person at Warren Wortman's home

Tuesday, October 17, 2023

Attendees:

- Warren Wortman, chair
- Mike Westendorf
- Marc Klein
- Jim Caffey
- Karin Emery (OM Columbia Association Rep)

Discussion(s):

- **Fall for All - HCC Sustainability Day.** The Fall for All festival will be held on Oct 20th from 11:00 am - 2 pm. The Bike HoCo corral will be located in front of the Science and Engineering Building. Howard County Public schools will be closed, so the event will have many activities for children.
- **Blandair North.** Jim Caffey discussed approaching the county about including a frisbee golf course at Blandair North. He has agreed to contact Recs and Park to find more information.
- **Mellenbrook Rd crosswalk being moved across from Thunder Hill ES.** At the last OMCA meeting it came to the board's attention that moving or adding a crosswalk is being discussed and pursued. The proponents have asked for our endorsement. Unfortunately, no one on the board knows about this project. Warren Wortman will investigate.

**Next Meeting:** November 21st, 7:00 pm - Columbia Central Library



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

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

DATE: 10/24/2023  
TIME: 9:28

MOTION BY: Warren

SECONDED BY: Char

**VOTE TO CLOSE SESSION:**

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

**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:

Remove property flag per CA legal recommendation

TIME CLOSED SESSION BEGAN:

9:29

TIME CLOSED SESSION ENDED:

9:38

PERSONS PRESENT DURING CLOSED SESSION:

Ang Carpenter, Brig. Itz Warren, Kenna Carzo, Rebecca Bryant,  
Jonathan Edelson, Warren Workmen, Cher Nado

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

4-0-0 approve removal of flag

SIGNATURE OF PRESIDING OFFICER