



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

oakland mills
we value connections

December 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 December 12, 2023 OMCA Board Meeting:

<https://youtu.be/fYkHAp35x10>

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

Present: Jonathan Edelson, Chair; Bill McCormack Jr., Vice-chair; Karin Emery, Columbia Council Representative; Rebecca Bryant; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Events and Administrative Coordinator (left at 8:31 p.m.).

Absent: Char Nado

Quorum Present: Yes

Also Present: CA Aquatics Director for Community Programs & Services Marty Oltmanns; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. McCormack** motioned to approve the November 28, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the December 12, 2023 Board Meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the agenda was approved (4-0-0).

Resident Remarks

Resident Paul Verchinski asked about an addition to a house on Thunder Hill Road. He also asked about adding information about electric vehicle chargers to the Architectural Guidelines, which were currently being revised. **Ms. Warren** shared the process and schedule for the Architectural Guidelines revisions, which would include Board discussion of the revisions at the January 9, 2024 Board meeting and later, public comment on the revisions.

New Business

Columbia Association Team Member Liaison Update

CA Aquatics Director for Community Programs & Services Marty Oltmanns gave an update on Columbia Association events and news (ATTACHMENT C). His update included CA's yearly report.

Presentation of Draft Architectural Guidelines Revision

Ms. Warren reported that she would update the timeline for the revisions as needed. She said she would be sending the revisions to the Board later in the week and asked that they review the changes and comment on them over winter break.. Once the Board discussed the revisions at its meeting on January 9, Ms. Warren would compile all the comments and present the revisions/comments for public comment. She said CA legal would take a couple of weeks to review the revisions. The goal was to finish by April 1, but that date could be pushed to May 1 if needed.

CA Strategic Plan Community Survey

Ms. Emery shared the strategic plan survey (ATTACHMENT D). She said that everyone in a household could take the survey.

Board Chair Report

Mr. Edelson thanked Ms. Warren for contacting County officials and staff about traffic issues in Oakland Mills. He reported that though the center of the Stevens Forest roundabout was made of permeable material, it still was not draining properly, and when temperatures dropped, runoff from the center froze, creating a hazardous sheet of ice on the bottom (downhill) portion of the roundabout roadway. Several people had reported it on See Click Fix, but nothing had been done about it yet.

Mr. Edelson also reported that the storm drain at Santiago Road and Thunder Hill Road was set too high so that water did not drain into it properly, creating flooding conditions in the intersection.

Mr. Edelson said that he had been asked to be interviewed for the SFES Needs Assessment process for the Community School Strategy, which involved funding from Blueprint for Maryland's Future.

The Board discussed procedures to ensure that quorum was met for Board meetings and Architectural Committee appeals, preventing last-minute cancellation of meetings.

CCR Report

Ms. Emery reported that the CA board would be discussing the budget the following Thursday at its regular meeting. She said that CA had met with TransPro Consulting and would soon be making a public announcement about the search for a new CA president/CEO. The goal was to see the candidates for the position at the end of February.

Ms. Emery said that the following Thursday would be the last CA board meeting until January.

Village Manager Report

Ms. Warren shared her village manager's report (ATTACHMENT E). She also shared the draft 2024 OM Elections calendars (ATTACHMENT F). **Ms. Warren** would add information about the opening and closing of online voting to the calendar.

Ms. Warren said she would be putting out a call for election monitoring committee chairs the following week.

Ms. Warren gave an update on facilities. She had gone on a walkthrough with CA to evaluate CA facilities in Oakland Mills and reported that the facilities were in good shape. The Talbott Springs Neighborhood Center would possibly be getting new paint and new bathroom fixtures. She would receive a list of recommended repairs in the next few weeks from CA Facility Services.

The Board agreed to hold the January 9 meeting only online due to the uncertainty of conditions in The Other Barn during construction of the upstairs bathroom.

Bulletin Board

Board members and **Ms. Warren** wished everyone happy holidays.

Mr. Wortman said that the County would be moving a streetlight that was located on or near a resident's property at Log Chain and Mellenbrook Roads. The streetlight currently did not provide enough light for drivers to see pedestrians in a nearby crosswalk.

Mr. Edelson said that the WBAL Concert for Kids was a success and that pictures and video were available on social media.

Mr. McCormack motioned to go into closed session at 8:31 p.m. to discuss matters pertaining to employees and personnel. **Mr. Wortman** seconded, and the motion passed (4-0-0).

The closed session of the OMCA Board (ATTACHMENT G) began at 8:33 p.m. and ended at 9:27 p.m.

Mr. Edelson went into the regular open session of the OMCA Board at 9:27 p.m.

Upon return to open session, it was announced that during the closed session the Board made decisions about end-of-year staff bonuses and salary adjustment.

Mr. Edelson adjourned the OMCA Board meeting at 9:28 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

November 28, 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 November 28, 2023 OMCA Board Meeting:

<https://youtu.be/3MZrgK69fjk?si=ZjSEZld2FdgNhCLf>

Due to lack of quorum, the Board held a community meeting until enough Board members were present for a quorum.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:42 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack Jr., Vice-chair; Karin Emery, Columbia Council Representative; Rebecca Bryant; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Events and Administrative Coordinator.

Absent: Char Nado

Quorum Present: Yes

Also Present: OMCA Covenant Advisor for Applications Michael Vaughn, AC Appeal homeowner Frankline Asah; Howard County Council District 2 Aide Ashley Alston.

Opening of Meeting

- **Mr. McCormack** motioned to approve the November 14, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (3-0-1).
- **Mr. McCormack** motioned to approve the November 28, 2023 Board Meeting agenda (ATTACHMENT B). **Mr. Edelson** suggested amending the agenda to accommodate the change in the meeting schedule due to an earlier lack of quorum. **Mr. Wortman** seconded, and the amended agenda was approved (4-0-0).

Architecture Appeal

Due to lack of quorum, the Architecture Committee was unable to meet to hear the appeal before the regular Board meeting and instead heard the appeal as part of the regular Board meeting. Mr. Frankline Asah, owner of 5571 Thunder Hill Road, was appealing the decision of the AC chair to deny a driveway expansion. The Board discussed new information provided by Mr. Asah and OMCA Covenant Advisor

Michael Vaughn. **Mr. McCormack** motioned to overturn the decision of the AC Chair. **Mr. Wortman** seconded, and the motion passed (3-0-1).

Old Business

Howard County Budget OMCA Priority Letter Draft

Mr. Edelson reviewed the draft Howard County Budget OMCA Priority Letter (ATTACHMENT C).

Mr. McCormack motioned to accept the priority list with suggested amendments to the letter. **Mr. Wortman** seconded, and the motion passed (3-0-1).

Village Manager Report

Ms. Warren shared the FY24 2nd Quarter Financials and variance memo (ATTACHMENT D). **Mr. McCormack** motioned to approve the FY24 2nd Quarter Financials. **Mr. Wortman** seconded, and the motion passed (4-0-0).

Ms. Warren shared her village manager's report (ATTACHMENT E). She also shared the draft 2024 OM Elections calendars (ATTACHMENT F).

New Business

The Board previously discussed Ho. Co. 4-24 in the community meeting held before the regular Board meeting.

Ho. Co. 10-24

The Board discussed Howard County Delegation's bill Ho. Co. 10-24, which would require village board and Columbia Council representative candidates to report donations and disbursements to the village in which they are running for election and would require those reports to be made available to the public (ATTACHMENT G). The Board agreed to use last year's testimony on a similar bill and include discussed changes.

Board Chair Report

Mr. Edelson discussed the Board's request through Councilmember Opel Jones' Special Assistant, Michale Harris, to hold a comprehensive discussion on traffic safety issues in Oakland Mills. He also said that there were no updates about the progress of the new 7-Eleven.

CCR Report

Ms. Emery reported that the CA Board was working with TransPro Consulting to conduct the search for the new President/CEO of Columbia Association. The CA Board would next meet in mid-December.

Committee Reports

Education

Mr. Edelson reported on his Maryland Public Information Act request about private donations for school auditoriums in Howard County. He said that he made the request using his OMCA Board member email.

Public Space

Mr. Wortman said that Jim Caffey spoke about Stevens Forest roundabout posts on Next Door and how to direct people on Next Door to report traffic issues effectively to the County. **Ms. Warren** said she would reach out to OM residents who were spearheading efforts to improve traffic issues in OM.

Bulletin Board

Ms. Carpenter reminded the Board and residents about Breakfast Snacks with Santa, which would be held the following Saturday.

Ms. Warren also reminded the Board and residents about the Jazz in the Mills Holiday Extravaganza concert and Gingerbread House decorating.

Mr. Edelson adjourned the OMCA Board meeting at 8:51 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, December 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)

- Approve Minutes from November 28, 2023 Board Meeting
- Approve Agenda for December 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.

7:15 p.m.

NEW BUSINESS

- **Columbia Association Team Member Liaison Update, (10 min)**
- **Presentation of DRAFT Architectural Guidelines Revision, (10 min)**

Marty Oltmanns, CA Aquatics Director for Community Programs & Services

Brigitta Warren

- **CA Strategic Plan Community Survey** (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">• 2024 Elections Calendars• Operations Update	
8:15 p.m.	Board Bulletin Board	
8:20 p.m.	Adjourn	
	Board Closed Session	
8:20 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	Gingerbread House Decorating	Wed., Dec. 13 th , 6:30 p.m.
	Holidays Lights in the Courtyard	Sat., Dec. 16 th , 5:00 p.m.

Oakland Mills Team Member Liaison

EXCITING WAYS WE ARE SERVING OUR COMMUNITY

Columbia
Association

**Oakland
Mills**

CA Year in Review:



CA's commitment to adding real value to the Columbia community continued to expand in 2023. As interim President and CEO I am so very proud of the CA team and their continued commitment to CA's mission and vision. CA's facilitated over 100 community events to improve the open space environment through volunteer programs such as Weed Warriors and Stream Waders. Every day and in so many ways the CA team has created moments of pride and resilience. Through intentional efforts to increase engagement, solidify our leadership in CA's areas of expertise and strive for excellence in our offerings, CA's team has proven time and time again over the course of this year that we are committed to serving this community. That - at times - requires us to not just adjust to the change that we experience, but to embrace the evolution.

T. McHenry
Interim President/CEO

Program Highlights:

- Total attendance at CA's outdoor pools in 2023 was 422,157, a significant increase of 25,094 visits over the 2022 season, and surpassed the 2019 pre-COVID numbers by 12,481. Additionally, the registration of 23,87 CNSL Swimmers was a 163 participant increase over 2022, with 1,145 of these swimmers participating in the ALL City Championships July 28 & 29.
- The Youth and Teen Center team hosted The Making Change program, with Making Change, Inc. Twenty-three youth explored how to track expenses, make spending adjustments, and the importance of a sound budget for their overall financial wellbeing.
- Columbia Association Art Center hosted the 2023 Umbrella Theme Show at Columbia Festival of the Arts Lakefest. 80 handcrafted umbrellas were on exhibit along the boardwalk near the Lake Kitt boat dock..
- Over 2,000 costumed characters roamed the park, enjoyed games, collected treats, and met our partners at CA's 2023 Trunk-or-Treat celebration.

Oakland
Mills

Program Highlights:



Program Highlights:

- The marketing team continued to deliver impactful content related to the range of programmatic activities available to the community with the new “Do More with CA” newsletter. The team also deployed high performing membership and programmatic campaigns throughout the year that reflect **health, fun and connection** within the CA membership experience.
- In February, the Columbia Maryland Archives celebrated the life and legacy of Mrs. Vivian "Millie" Bailey with an exhibit at the Columbia Art Center. CA team members Erin Berry and Aimee Kirby dedicated months of hard work curating the exhibit "A Life of Service: Journey Through the Legacy of Vivian “Millie” Bailey" with a reception at the Columbia Art Center.
- CA hosted three Change in Columbia Speaker Series events, covering topics from wellness to business to climate change. These were hosted in three different village centers (and online) to make them as accessible as possible. CA also partnered with the Howard County Library System and Howard Community College to put on the first Change Inspired, Courage Ignited.

Program Highlights:

- We expanded our CA Points Program to invite all 23 Columbia Howard County Public Schools. Twenty schools participated, and more than 700 students earned a CA membership for themselves and their families by achieving academic success. CA hosted a first-of-its-kind party for these families in May, and more than 1,000 people came out to celebrate. The team plans to continue this as an annual tradition.
- In October, CA participated as an exhibitor at the "Meet the Primes 2023" minority business enterprise networking event at the Maryland State Fairgrounds. Twenty-six government jurisdictions took part in the event, connecting minority businesses with purchasing officials to find work and grow their businesses. CA's Director of Purchasing met with over 100 firms to discuss how to do business with CA.
- Inspired by the fact that CA is part of a larger fabric of the community, dozens of groups and institutions were invited to design a swatch for the 2023 CA Community Quilt Project. CA commissioned local quilter Maria O'Haver to weave these collective stories together to make a powerful statement piece. Seventy partners, all with a commitment to service, are woven into the unique quilt.
- CA's Customer Care team facilitated more than 65,000 customer interactions this year and managed improved bill collection practices to positively impact CA's bottom line by over \$135,000.

**Oakland
Mills**

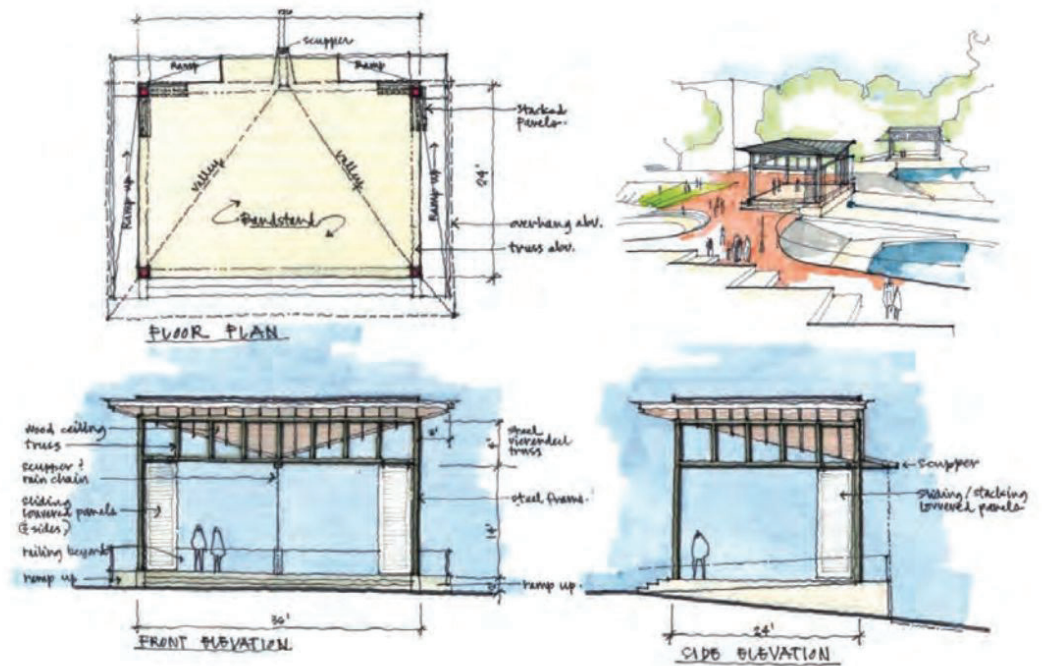
Program Highlights:



Construction Highlights:

- The Land Administration Division created the beta version of CA's Interactive Map earlier this year. Though still currently under development, once complete this tool will fundamentally change the way that CA manages the open space lands we hold in trust. Through the use of CA's Interactive Map, staff will be able to streamline workflows to increase efficiencies throughout the organization. The tool will be utilized for project planning purposes, identifying maintenance obligations in the field, and will be tied to CA's Open Space Work Order System.
- CA continued its progress towards reducing fossil fuel usage with the installation of high-efficiency heat pumps at the Art Center, Supreme Sports Club, and Kendall Ridge Pool.
- At CA's request, the Howard County Delegation to the Maryland General Assembly is considering a proposed Legislative Bond Initiative (LBI) in the amount of \$750,000 to fund the construction of a permanent bandshell to support performances at the Lakefront. If approved by the Delegation, the LBI will be introduced to the General Assembly for consideration during the 2024 legislative session.
- Capital Improvements completed the replacement of three play areas and 13 bridges in Open Space.

Construction Highlights:



Organizational Highlights:

- The Purchasing team provided the CA Board and the community with the annual report on CA's minority business enterprise (MBE) success metrics, which documented the organization's continuing improvement in doing business with MBE firms. The FY 2023 total of just over \$3,000,000 in total CA spend with MBEs was the highest amount achieved to date.
- In August, the Office of General Counsel welcomed a new General Counsel, Judge John J. Kuchno. The Office also worked on the drafting of an updated Code of Business Conduct and Policies and accompanying Enforcement Policy, both of which were approved by the Board of Directors in July 2023, along with a Charter for the newly formed independent Ethics Panel. Three law firms were recently selected for the Ethics Panel.
- CA's Assistant Director of Community Programs and Services Anish Manrai was recognized as the 2022 United States Professional Tennis Association Mid-Atlantic Facility General Manager of the Year. Tavia Patusky accepted the position of Chair for the HCPSS Health Education Advisory Committee, which provides feedback on health and physical education programming and advocates for those services within Howard County.

Organizational Highlights:

- In December, teams from across CA engaged in fierce competition at CA's 7th annual gingerbread house competition.



Upcoming Events:

- **Festive Fridays**
DECEMBER 15 from 5:30 - 8p @ Downtown Columbia Lakefront
The free events will feature ice sculpture, music, and arts and crafts activities for children. Participating businesses include Offshore, Sushi Sono, The 3rd and Whole Foods Market. Watch ice sculptures, capture a memory at the holiday-themed photobooth, listen to the live coral music and enjoy arts and activities at the craft tent.



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**Oakland
Mills**

Community Homework:

**Take just 10 minutes
to complete our survey,
and add your voice to
the creation of CA's next
5-year Strategic Plan.**



**Oakland
Mills**

Carrie Anne:



**Oakland
Mills**

Questions?:





What do you think CA's priorities should be?

Take just 10 minutes
to complete our survey,
and add your voice to
the creation of CA's next
5-year Strategic Plan.



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

2024 Election Calendars

- Contested and Non-Contested Election Calendar for review and vote. Please note that Election Day is April 20, 2024. We are currently seeking Election Monitoring Committee Chairs.

Facility Updates:

- CA Facilities completed their annual walkthrough of all facilities Wednesday, 11/30. They will be providing a list of all recommended repairs. All in all, facilities are in good shape.
- Today, Ashleigh and I met with John McHugh from CA and a rep from the company who will be installing the upstairs bathroom. They have provided a construction schedule and a breakdown of renovations.
- Our last rental for 2023 will take place this Friday, December 15th. We will not have any rentals again until April 2024 due to the bathroom installation.

Event Update:

- Breakfast with Santa was a wonderful event with approximately 75 people in attendance. Everyone who attended said they had a great time.
- Jazz in the Mills was a sold out event. I attended and it was very nice. Lavenia did a great job as did all of her volunteers.
- Gingerbread House Decorating tickets are still on sale on Eventbrite. The event will be held tomorrow, 12/13, at 6:30 pm.
- It looks like the weather will cooperate for the Holiday Lights in the Courtyard. Visitors do not need a ticket. We will have many volunteers setting up on Saturday afternoon and the event will be held from 5pm to 7pm. There will be craft bags to giveaway and the DMV food truck will be there with hot cocoa, popcorn and other goodies available for sale.

Misc.

- The Architectural Guidelines Revision Committee has reviewed all of the guidelines. I will be sending the Board the 1st DRAFT of the Guidelines for their review over the winter holidays.
I have adjusted the overall timeline again and will also send to all Board members.
-

- Have sent an email to Kris Jagarapu asking for a meeting to discuss an Oakland Mills comprehensive traffic discussion. Have not received a response as of yet.
- Our Columbia Community Cares Holiday Toy Collection is complete and toys will be dropped off this coming Wednesday, 12/7. We had a big black bag of toys that will be donated. We also collected three boxes of food for the OMHS Food Pantry which Ashleigh delivered on Monday, 12/11. Thank you, Oakland Mills residents, staff, and Board.
- I hosted our Staff Holiday Event last Thursday and almost all were able to attend. It was very nice and festive.
- The Oakland Mills Community Association at The Other Barn will be closed beginning at 4 pm on Thursday, December 21st and will reopen at 10 am on Tuesday, January 2nd. I will check my emails during that time and address any emergencies. All neighborhood facility staff have been informed we will be closed and been given my cell phone number in the case of an emergency.

2024 Oakland Mills ELECTION CALENDAR

This calendar is based a **non-contested Election for BOTH OM Board and Columbia Council Representative (CCR).**

Tues. Jan. 9	Election Committee members and Chairs appointed. 2023 Election Guidelines approved by the Oakland Mills Board.
Tues. Feb. 13	9:00 a.m. “Candidate Packets” available online. and, if requested, a hard copy may be obtained by sending an email to manager@oaklandmills.org .
Thurs. Feb. 15	Columbia Association Candidate Info Night (for those running for CA Board): <i>Link</i> to event
Wed. Feb. 21	6:30 p.m. Information Session on Serving on OM Board/CCR. Learn more about serving on the Oakland Mills Board or as a Columbia Council Representative.
Fri. March 1	4:00 p.m. “Candidate Application” due. Candidate Application can be submitted on or before March 1 at 4:00 p.m. by email to manager@oaklandmills.org . Staff member will be at The Other Barn on March 1 at 4:00 p.m. for those who would like to hand deliver the candidate application. If both races are non-contested (7 or less candidate applications for OM Board and 1 or less candidate application for CCR), the Oakland Mills Board will deem the candidates elected for the term beginning May 1, 2024 – April 30, 2025.
Mon. March 1	Candidate Statements (both 150 and 100 word count) due—statements must be sent by email to both manager@oaklandmills.org and office@oaklandmills.org. Statements are expected from all candidates regardless of whether the election is contested or non-contested. For a non-contested election for both OM Board and CCR, the candidate statements will be emailed to a distribution list, posted on the OM website, front door of The Other Barn, and Facebook.
Tues. April 2	Virtual “Meet the Candidates”, 7 p.m. – 8 p.m. Follow this link:
April 1 – April 19	Oakland Mills Covenant Advisor will inspect each Board candidate’s property and issue either a Letter of Covenant Compliance or a Letter of Non-Compliance. (Refer to By-Laws and Covenant Compliance Policy in the Board Candidate Packet.)
Tues., April 23	OMCA Board confirms appointment of candidates as Board members and CCR for the 2024-2025 Board Term.
May 1 2024	2024-2025 Board and CCR Term Begins



2024 Oakland Mills ELECTION CALENDAR

This calendar is based on a contested race for either OM Board or Columbia Council Rep. (CCR)

- Tues. Jan. 9** Election Committee members and Chair appointed
2024 Election Guidelines approved by the Oakland Mills Board
- Tues. Feb. 13** 9:00 a.m. “Candidate Packets” available online. and, if requested, a hard copy may be obtained by sending an email to manager@oaklandmills.org.
- Thurs. Feb. 15** Columbia Association Candidate Info Night (for those running for CA Board): *Link to event*
- Wed. Feb. 21** 6:30 p.m. **Information Session on Serving on OM Board/CCR.** Learn more about serving on the Oakland Mills Board or as a Columbia Council Representative.
- Fri. March 1** 4:00 p.m. “Candidate Application” due.
Candidate Application can be submitted on or before March 1 at 4:00 p.m. by email to manager@oaklandmills.org. Staff member will be at The Other Barn on March 3 at 4:00 p.m. for those who would like to hand deliver the candidate application.
- Drawing of names to determine placement order on the election ballot**
- Mon. March 4** Candidate Statements (both 150 and 100 word count) due - statements must be sent by email to both manager@oaklandmills.org and office@oaklandmills.org. Statements are expected from all candidates, regardless of whether the election is contested or non-contested.
- Fri. March 8** First Financial Contribution Disclosure Statement due
- April 1 – April 19** Oakland Mills Covenant Advisor will inspect each Board candidate’s property and issue either a Letter of Covenant Compliance or a Letter of Non-Compliance. (Refer to By-Laws and Covenant Compliance Policy in the Board Candidate Packet.)
- Late March/
Early April** Election Newsletter w/Ballot to be mailed to every OM property, single family home, townhome, condo, and apartment.
- Tues. April 2** 7:00 p.m. to 8:30 p.m. Election Forum – Hybrid Forum-virtual and in-person). Link for Forum:
- Mon. April 12** Second Financial Contribution Disclosure Statement Due
- Sat. April 20** 8:30 a.m. to 5:00 p.m. Voting at The Other Barn*
*Members of the association who are eligible to vote have the option of voting one of three ways: online (details to be included in election mailing), by absentee ballot, or in person on election day at The Other Barn.

All ballots postmarked on or before April 19, 2024 and received by April 26, 2024 will be counted.
Online voting will end on April 20, 2024 at noon.

May 1, 2024 2024-2025 Board and CCR Term Begins

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

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

DATE: Dec. 12, 2023
TIME: 8:31 pm

MOTION BY: B.11

SECONDED BY: Warren

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Chair	<input checked="" type="checkbox"/>			
William McCormack, Vice-chair	<input checked="" type="checkbox"/>			
Rebecca Bryant	<input checked="" type="checkbox"/>			
Warren Wortman	<input checked="" type="checkbox"/>			
Char Nado				<input checked="" type="checkbox"/>
////////////////////////////////////	////////////////////////////////////	////////////////////////////////////	////////////////////////////////////	////////////////////////////////////

REASON(S) FOR MEETING IN CLOSED SESSION

Pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session or adjourn an open session to a closed session in order to:

(1)	<input checked="" type="checkbox"/>	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:

Staff holiday bonuses

TIME CLOSED SESSION BEGAN:

8:33 pm

TIME CLOSED SESSION ENDED:

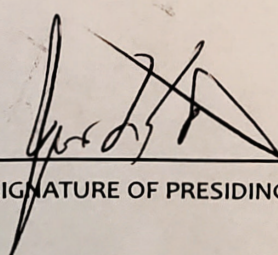
9:27

PERSONS PRESENT DURING CLOSED SESSION:

Edelson, McCormack, Wortman, Emery, Warren (dismissed to discuss her salary + bonus)

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

Set staff bonuses + salary adjustment


SIGNATURE OF PRESIDING OFFICER