



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

February 13, 2024

Prior to the February 13, 2024 Board meeting, the Board took the following actions:

On January 23, 2024 the Board voted 4-0-0 by email to nominate the following members to the 2024 OMCA Election Monitoring Committee: Louis Barbier, Bob Berlett, Carole Charbonneau, Pat Gilreath, Margaret Meritt, and Ginny Thomas (ATTACHMENT A). The voting Board members constituted a quorum.

On January 29, 2024, the Board voted 4-0-0 by email to approve the 2024 Election Guidelines (ATTACHMENT B). The voting Board members constituted a quorum.

OMCA REGULAR BOARD MEETING

This meeting was held virtually via Zoom.

Link to YouTube recording of the February 13, 2024 OMCA Board Meeting:

https://youtu.be/CdJ_m5-X9Wk

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:06 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.

Quorum Present: Yes

Also Present: Howard County Recreation & Parks Director Nick Mooneyhan; Howard County Recreation & Parks Bureau of Capital Projects Chief Robert Blinz; Howard County Recreation & Parks Planner Paul Walski; Howard County Executive Ball's Strategic Outreach Coordinator Adrian Thomas; OMCA Covenant Advisor Michael Vaughn; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. McCormack** motioned to approve the January 16, 2024 OMCA Board Meeting minutes (ATTACHMENT C). **Mr. Wortman** seconded, and the motion passed (5-0-0).
- **Mr. McCormack** motioned to approve the February 13, 2024 Board Meeting agenda (ATTACHMENT D). **Mr. Wortman** seconded, and the agenda was approved (5-0-0).

Resident Remarks

Resident Ginny Thomas spoke about CA's easement policy and the right of stakeholders to be informed

of possible easements and to comment.

New Business

East Columbia Library Park Presentation

Howard County Department of Recreation and Parks Director Nick Mooneyhan presented plans revised from the original plans made ten years ago for the East Columbia Library Park. The revised plan (ATTACHMENT E) included two natural grass, multi-use fields, a playground, lit basketball courts, and connecting pathways. The park would be intended for local use. The revised plans took into account limited parking at the site.

Updating Policy on Transactions of CA Real Property

Ms. Emery shared her proposal for CA's new Policy on Transactions of CA Real Property (ATTACHMENT F). She reported that the policy dealt with easement approval and that there had been past issues with transparency. **Ms. Emery** asked for the Board's feedback on the policy and any suggested changes.

Board Chair Report

Mr. Edelson reported that El Gran Sabor had opened in the village center. Klein was marketing the former Second Chance Saloon space. A broken pipe had flooded some of OMHS, increasing concerns about the already existing mold problems and other issues at the school. Parents and the community had contacted reporters from the Baltimore Banner, Howard County Times, and other news outlets to continue to bring the aging facility's issues to the public's attention.

Mr. Edelson reported that proposed local legislation would require the Board of Education to publish its rationale when changing the Superintendent's proposed capital improvement plan. The bill had since been amended to also require the Superintendent to show his/her rationale. **Mr. Edelson** questioned the feasibility and effectiveness of requiring reporting of rationales.

CCR Report

Ms. Emery gave an update on the CA strategic plan. She reported that the CA Board would be approving the budget soon. She also gave an update on the search for a new CA CEO/President.

Village Manager Report

Ms. Warren shared her report (ATTACHMENT G).

Committees

Architectural Committee

Mr. McCormack motioned to appoint Miquel Antoine to the Resident Architecture Committee. **Ms. Bryant** seconded, and the motion passed (5-0-0).

Bulletin Board

Ms. Bryant asked about scheduling for the cul-de-sac beautification budget as it related to Yards Alive.

Mr. Wortman announced that his daughter-in-law, who was a former board member, and his son were expecting their first child.

Ms. Nado announced that HCC would be hosting its Silas Craft Collegiate Dinner fundraiser on March 4 and that the event was open for registration and sponsorship. Several students who lived in Oakland Mills benefited from the program.

Mr. McCormack motioned to go into closed session to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. Wortman** seconded, and the motion passed (5-0-0).

The closed session of the OMCA Board (ATTACHMENT H) began at 8:47 p.m. and ended at 8:50 p.m.

Mr. Edelson went into the regular open session of the OMCA Board at 8:50 p.m.

Upon return to open session, it was announced that during the closed session, the Board, acting as the Architecture Committee, voted to send a 15-day final letter to a residence.

Mr. Edelson adjourned the OMCA Board meeting at 8:51 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

**OMCA Village Board Vote
Election Monitoring Committee Members
2024
(Voted in by email 1/23/24)**

Louis Barbier
Bob Berlett
Carole Charbonneau
Pat Gilreath
Margaret Meritt
Ginny Thomas

Votes received by 5 pm on 1/24/24:

Jonathan Edelson
Bill McCormack Jr.
Rebecca Bryant
Warren Wortman

4-0-0

**OMCA Village Board Vote
Election Guidelines
2024**
(Voted in by email 1/29/24)

Votes received by 5 pm on 1/29/24:

Jonathan Edelson
Bill McCormack Jr.
Rebecca Bryant
Warren Wortman

Approved - 4-0-0



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

January 16, 2024

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 January 16, 2024 OMCA Board Meeting:

<https://youtu.be/46XTTPXVFug>

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:03 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack Jr., Vice-chair; Karin Emery, Columbia Council Representative (arrived 7:20 p.m., left at 10:23 p.m.); Rebecca Bryant (left at 10:15 p.m.); Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Events and Administrative Coordinator.

Quorum Present: Yes

Also Present: Howard County Executive Ball's Strategic Outreach Coordinator Adrian Thomas; OMCA Covenant Advisor Carrie Wenholz; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Wortman** motioned to approve the December 12, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Nado** motioned to approve the January 16, 2024 Board Meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the agenda was approved (5-0-0).

Resident Remarks

Resident Paul Verchinski said that he hoped that the revised Architectural Guidelines would address electric vehicle chargers.

Howard County Council District 2 Aide Ashley Alston acknowledged that she had received emails regarding See Click Fix issues and would be addressing those issues soon.

New Business

Election Monitoring Committee

Ms. Warren presented names for the Election Monitoring Committee (ATTACHMENT C). The Board agreed to vote by email or a special meeting prior to the January 31 deadline.

2024 Election Guidelines

Ms. Warren shared the draft Election Guidelines (ATTACHMENT D). After discussion, the Board agreed to vote by email or a special meeting prior to the January 31 deadline.

Introduction of Adrian Thomas, Strategic Outreach Coordinator, Office of the County Executive

County Executive Calvin Ball's Strategic Outreach Coordinator, Adrian Thomas, introduced himself and explained that he was a resource for the community and that he could point the way to the applicable department if he could not directly address concerns. The Board shared with him current issues in Oakland Mills.

Old Business

Architectural Guidelines Revision Board Discussion

Ms. Warren shared comments made by the Board on the Architectural Guidelines revision. A discussion ensued. **Ms. Warren** gave an update on the timeline. She would meet with the Architectural Committee Chair and covenant team the following Friday to put together the draft Architectural Guidelines and then post them for public comment. According to the AC Guidelines Revision calendar, public comment would be discussed with the Architectural Committee chair and covenant team during the second week of February. A final draft of the guidelines would then be presented at a February Board meeting for approval, after which the revised guidelines would be sent to CA legal for further review.

CCR Report

Ms. Emery reported that the advertisement for a new president/CEO for CA had gone out.

Village Manager Report

Ms. Warren shared her village manager's report (ATTACHMENT E). She would send a spreadsheet comparing pricing for working exclusively with Intelliscan for both online and mail-in voting vs. working with Intelliscan only for online voting, with printing of the election ballot/newsletter by Brown and Associates and counting of mail-in ballots on election day performed by the Election Monitoring Committee.

Ms. Warren presented the 2024 OMCA contested and non-contested election calendars (ATTACHMENT F). **Mr. McCormack** motioned to approve the calendars. **Mr. Wortman** seconded, and the motion passed (5-0-0).

Ms. Warren shared the corrected OMCA FY24 2nd Quarter Financials Variance Memo (ATTACHMENT G). **Mr. McCormack** motioned to accept the corrected OMCA FY24 2nd Quarter Financials Variance Memo. **Ms. Bryant** seconded, and the motion passed (5-0-0).

Committees

Education

Mr. Edelson reported that the proposed HCPSS operating budget would cut three hundred positions.

OMHS had received HVAC upgrades for the media center and science wing. Additional work had also been completed, including replacement of windows and gym lighting, painting, and installation of more security cameras.

Mr. Edelson said that the proposed bus loop for the OMMS renovations called for removal of too much of the median in Kilimanjaro Road. **Mr. McCormack** noted that the OMMS playing fields called for tree borders/screening that would limit the flexibility and use of the fields.

Mr. Wortman motioned to go into closed session to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. McCormack** seconded, and the motion passed.

The closed session of the OMCA Board (ATTACHMENT H) began at 10:24 p.m. and ended at 10:27 p.m.

Mr. Edelson went into the regular open session of the OMCA Board at 10:27 p.m.

Upon return to open session, it was announced that during the closed session the Board voted to petition CA to remove the flag and restore facilities access for a property brought back into covenant compliance

Mr. Edelson adjourned the OMCA Board meeting at 10:28 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, February 13, 2024 – 7:00 p.m.
VIRTUAL MEETING ONLY

5851 Robert Oliver Place, Columbia, MD, 21045

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/j/89167720725>

Oakland Mills Board of Directors

7:00 p.m.

Opening of Meeting (5 min)

- Approve Minutes from January 16, 2024 Board Meeting
- Approve Agenda for February 13, 2024 Board Meeting

Jonathan Edelson., Board Chair

7:05 p.m.

Resident Remarks (3 minutes per resident, 10 minutes)

Please note that meeting attendee's audio is muted. If you wish to participate in Resident Remarks please "raise your hand" which is one of the options available for participants and appears as an icon on the screen.

7:15 p.m.

NEW BUSINESS

- **Shadow Oaks Condominiums Architecture Presentation to Begin the NRAAC Process (10 min)**
- **East Columbia Library Park Fields Presentation and Discussion (30 min)**

Frank Standafer, Shadow Oaks HOA President

Nick Mooneyhan,
Director, Howard County
Department of Recreation
& Parks

	<ul style="list-style-type: none"> • Update on CA Transaction on Real Property Policy (15 min) 	Karin Emery, CA Council Rep
8:10 p.m.	Board Chair Report , (10 min)	Jonathan Edelson, Board Chair
8:20 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CCR Rep
8:30 p.m.	Village Manager Report (10 min) <ul style="list-style-type: none"> • Elections Update • Operations Update 	Brigitta Warren, Village Manager
8:40 p.m.	Committee Report <ul style="list-style-type: none"> • Architecture Committee (5 min) Approval of Miquel Antwon to serve on the Resident Architectural Committee 	Jonathan Edelson, AC Chair
8:45 p.m.	Board Bulletin Board	
8:50 p.m.	Adjourn	
	Board Closed Session	
8:50 p.m.	<p>Pursuant to the Maryland Homeowners' Association Act the Board will meet in closed session for</p> <p>Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.</p>	
Upcoming Events	Lively Arts for Little Ones Presents Pam the Kindersinger Friday, April 5 th , 10:30am Elections/Earth Day Event Sat. April 20th Jazz in the Mills Presents the Thad Wilson Octet Sun. April 21 st , 5-7:30pm OMCA Annual Flower Sale Sat. April 27th	



Procedure on Transactions of CA Real Property

A. Transactions of real property with (1) the State of Maryland, (2) Howard County, (3) any agency, subdivision, authority, or instrumentality of the State or County, or any civic or other non-profit organization:

1. The Board of Directors may approve such transactions if in the opinion of the Board, documentation is sufficient to support findings that such transaction is desirable for and beneficial to the social welfare of the people of Columbia.
2. CA shall obtain a professional appraisal of the value of the property that is the subject of the transaction if deemed necessary.
3. Unless the transaction is a donation, the consideration paid to CA for the transaction shall include the cost of the appraisal, if required, as well as any other ancillary expenses incurred by CA.

B. Transactions of property and/or assets to any entity other than the ones described in section A above:

1. The Board of Directors may approve such a transaction if in the opinion of the Board documentation is sufficient to support the following separate findings.
 - a. A finding that such transaction is to be taken exclusively for the promotion of the social welfare of the people of Columbia.
 - b. A finding that sets forth the civic betterments or social improvements that such transaction is expected to produce.
 - c. A finding that the benefits from such transaction to be derived by such entity are necessary incidents to the accomplishment of CA's purpose to promote the social welfare of the people of Columbia.
2. CA shall obtain a professional appraisal of the value of the property that is the subject of the transaction if deemed necessary.
3. Unless the transaction is a donation, the consideration paid to CA for the transaction shall include the cost of the appraisal, if required, as well as any other ancillary expenses incurred by CA.

Approved by the Board of Directors: October 23, 2008

Policy on Transactions of Columbia Association (CA) Real Property

The Columbia Association (CA) Board of Directors recognizes that the Open Space owned and operated by CA is amongst CA's most valuable assets and cherished amenities for Columbia lien payers and residents. The importance of these assets, and the need to protect them, is recognized in CA's Charter, as follows:

- Paragraph (3) of the FIFTH Article of the AMENDED AND RESTATED CHARTER of COLUMBIA ASSOCIATION, INC. (FORMERLY COLUMBIA PARK AND RECREATION ASSOCIATION, INC.) ("Charter") states that any easement to encumber CA Open Space shall be authorized by resolution adopting a written finding that such easement is "exclusively for the promotion of the social welfare of the people of Columbia."
- Paragraph (3) of the Charter states that any easement to encumber CA Open Space shall specifically describe and set "forth the civic betterments and social improvements" the easement will produce.

The purpose of this policy is to:

- Define the information and data that an Applicant for a transaction of CA Real Property or other assets must provide before approval can be considered; and
- Codify the public engagement requirements, and the technical and financial analyses, that must be independently performed for the CA Board to reach the conclusion that the proposed activity will meet the requirements specified in the Charter, under applicable law, and in furtherance of promoting the social welfare of Columbia residents.

This policy supersedes any existing policies and applies to all new and renewing applications.

This policy excludes any buildings managed by any one of the ten villages.

Transactions of CA Real Property or other assets include easement; lease; or license to occupy, use, or traverse CA land; purchase or sale of land and buildings; approved as desirable for and beneficial to the social welfare of the people of Columbia.

For all transactions of CA Real Property requiring approval by the CA Board of Directors, a copy of this policy must be provided to each member of the CA Board of Directors as part of the approval process.

A copy of this policy must be provided to the Applicant of the transaction.

A copy of this policy must be accessible on the Columbia Association Real Estate Services web page.

A copy of this policy must be included in all notifications to individuals impacted by the proposed transaction.

Transaction Approval Requirements

Prior to the CA Board of Directors approving any transaction, the Applicant must submit and disclose those plans, contracts, agreements, or other information reasonably related to the use, or intended use, of the transaction. The CA Board of Directors can only approve transactions for the minimum amount of land needed to accomplish the purpose of the transaction. For example, Limits of Disturbance (LOD) and Easement/Right of Way in a transaction are the same.

No transaction can be approved by the CA Board of Directors unless the following requirements have been met and certified in writing by the President and the General Counsel of the Columbia Association:

1. The transaction is desirable for and beneficial to the social welfare of the people of Columbia and specifically describes and sets forth in writing, with particular detail, the civic betterments and social improvements the approval of the transaction will produce and why it is necessary to accomplish CA's purpose.
2. An independent, professional appraisal of the value of the property, the easement (if applicable), the transaction, and the effect on CA's annual financial statement of assets and liabilities, income and expenses for a period of no less than the five years following the transaction, has been obtained using an appraiser and CA's auditors as designated by the CA Board of Directors. Such statement shall include an opinion of CA's independent auditors that the transaction shall not adversely impact CA's status as a tax exempt organization under section 501(c)(4) of the Internal Revenue Code (IRC), as amended.
3. All permits required by Howard County, the State of Maryland and the Federal Government including environmental, grading and stormwater permits, and proposed mitigation for impacts, have been obtained by the Applicant. This requirement is waived when no permits are required.
4. All lien payers and residents impacted by the proposed transaction have been notified by the Columbia Association via the appropriate Village Board(s) and individually by mail and provided an opportunity to ask questions and receive responses from the Applicant both in writing and during public hearings to the satisfaction of the CA Board of Directors. Notification must include from the Applicant a narrative description of the proposed transaction, accompanied by maps, plans, and tables sufficiently detailed so that:
 - a. Residents and other property owners who would potentially be subjected to adverse impacts to their property or property values can understand and provide meaningful comment to regulatory agencies and the CA Board of Directors regarding those impacts; and,
 - b. The CA Board of Directors can independently perform the technical and financial analysis necessary to reach conclusions regarding the costs, benefits, and impacts of the project to CA, lien payers, and residents.
5. All comments received during any regulatory public comment period have been responded to by the Applicant of the transaction to the satisfaction of the CA Board of Directors. This requirement is waived if there is no required regulatory public comment period.

- 86 6. An independent expert (academic and/or professional) designated by the CA Board of
87 Directors, has reviewed, and agreed that the transaction is necessary or desirable, and
88 that documented, expected outcomes from approving the transaction request are likely.
89 Documentation for expert review includes, but is not limited to:
90 a. Limits of Disturbance (LOD) for construction.
91 b. Number and area of tree removal, any adverse impact(s) on: trees, foliage,
92 wildlife, other growth (both desirable and undesirable), adjoining or affected
93 ponds, streams, wetlands and lakes, water runoff including storm and waste
94 water runoff, and the impact on the value of any adjoining property whether or
95 not open space.
96 c. Acreage/length of in-water work in ponds, streams, and wetlands.
97 d. Construction duration and access locations.
98 e. Engineered structures that will be constructed onsite in the easement/right of
99 way area.
100 f. The source of, and estimated magnitude of, any financial benefit that will accrue
101 to the Applicant as a result of the approval of the transaction, and the financial
102 capability of the Applicant to complete the transaction.
103 g. Technical experience of the applicant in performing similar projects in other
104 jurisdictions, including specific examples.
105 h. The estimated financial impact on the property, CA, and CA assets for a period of
106 no less than five years from the completion of the transaction.
107 7. The Applicant shall obtain appropriate liability insurance naming CA as an additional
108 named insured.
109 8. The Applicant shall be bonded in an amount determined by CA.
110

111 Conditional Approval

112 In some cases, conditional approval may be granted if needed by the Applicant to meet some of
113 the requirements stated above. In these cases, the Applicant must notify the CA Board of
114 Directors once the requirements have been met to receive final approval, and the CA President
115 and the General Counsel must certify in writing to the CA Board of Directors that the
116 requirements have been met.
117

118 Temporary Access

119 In some cases, an Applicant may require short-term, limited access to CA Real Property to meet
120 the requirements detailed above. The CA Board of Directors can approve temporary access in
121 these cases when the Applicant has provided a detailed, written description of what the
122 temporary access entails as well as the time limit for that access, and provided that the
123 temporary access will cause no damage.
124

125 Transfers

126 Approved Transactions of CA Real Property may not be transferred or assigned from an initial
127 Applicant to a new entity without CA's express written consent approved by the President of CA
128 and the General Counsel and the CA Board of Directors. If an initial Applicant ceases to pursue
129 environmental permitting or submission of project design documents or informs CA that they

intend to withdraw from the transaction, the transaction is immediately terminated and is not transferable to a different Applicant without the approval of the CA Board of Directors. If a new entity is interested in implementing the same, or similar, project on the same land parcel, then they would be treated as a new Applicant and required to initiate their own submission for approval. For purposes of this paragraph, in addition to any intended transfer of the transaction agreement, the sale or transfer of more than 51% of the ownership of interests or the assets of the Applicant in one or more transactions shall be deemed a transfer or assignment.

Transparency Requirements

Within fourteen days of receipt and at least ten days before any public meeting, all documentation required for approval on the part of the Applicant must be made publicly available on CA's Real Estate Services website and a physical copy must be available for review at CA Headquarters. The Village Board(s) impacted by the proposed transaction must also receive a physical copy of all documentation to be made available for review by lien payers and residents.

**Manager's Report
Oakland Mills Community Association
February 13, 2024**

2024 Elections

- The Candidate Packets for both the OMCA Village Board and the OMCA CA Rep are available online at the oaklandmills.org website or if you would like a hard copy, please email me at manager@oaklandmills.org. If current Board members want to run again, they **must** submit an application packet. They are due by 5 pm on March 1st, **NO EXCEPTIONS**. Everything has been updated, reviewed, and put up on the Elections page of the website. A community email went out on February 7th to the Constant Contact subscriber list.

I met with the EMC yesterday to go over expectations and procedures.

If there is a contested election, based on Board votes, we will be using Brown and Associates for our mailing and mail in and day of ballots and we will be using Intelliscan for online voting.

Thursday, February 15th is a virtual information session for those wanting to run for the CA Rep and Wednesday, February 21st at 6:30 pm, there is an information session at The Other Barn for those interested in running for the OMCA Village Board.

Testimony/Legislative Update:

- Have submitted testimony for SB 446 and HB 280 (HOA Repair and Rehabilitation Funds) and SB 447 and HB 266 (HOA Bill of Rights). Will keep everyone updated on their progress.
- No new updates regarding Ho.Co 4-24 proposed by Delegate Terri Hill.
- No new updates regarding Ho.Co. 10-24 proposed by Delegate Jen Terrasa.

Facility Updates:

- The installation is running smoothly other than a few hiccups and is still scheduled to finish on time. We have been able to give tours and allow for HOA and smaller meetings to be held downstairs. Yesterday, the contractors began the demolition of the back wall for the moving and installation of the new door located in the new spot in the Smithy Room.
- Ashleigh and I have discussed with Jud about the total building cleaning that will take place at the end of March when all construction is finished. I have gotten an estimate from the painters that OMCA has previously used for painting the kitchen,

the kitchen stairwell and the back hallway. This will be on hold until after FY24 3rd Quarter Financials are reviewed.

OMCA Architecture Guidelines Revisions

- The public comment period for the OMCA Proposed Architecture Guidelines opened last Friday, 2/2. A Constant Contact email was sent to the OMCA subscriber list, posted on the OM website homepage, and a hard copy is available for review at The Other Barn. The comment period will close on February 27th and the public hearing will be held at the February 27th OMCA Board meeting.

Oakland Mills Village Update

- Welcome to El Gran Sabor restaurant which opened in the Village Center on January 26th. The owners' names are Anna and Victor. Be sure to stop by.
- I have reached out to Klein regarding the potholes and broken lampposts in the VC, and they will be working on repairs. They are trying to fill the Second Chance location, but do not have any leads yet.
- Howard County is planning on having the Farmers Market back again this summer and is working with Kein on licensing, etc.

Event Update:

- Amy is working on the Earth Day event that will take place on election day. It will be held from 11 am to 2 pm (regardless if there is a contested election or not). It will include Yards Alive, hopefully a couple of food trucks, Earth Day crafts in the Courtyard, music in the Courtyard and a few other surprises.
- There are 2 more Lively Arts for Little Ones concerts scheduled for April 5th and May 3rd at 10:30 am.
- Tickets for the Jazz in the Mills April 21st Jazz concert went on sale 1/8, both online and at The Other Barn. The Thad Wilson Octet will be performing. Tickets are \$25, advance sales only.

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

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

DATE: 2/13/2023
TIME: 8:46

MOTION BY: William McCormack, Jr.
SECONDED BY: Warren Wortman

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			
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REASON(S) FOR MEETING IN CLOSED SESSION

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

(1)		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)	X	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:

Consider sending 15 day final letter to property that has not responded to covenant violations.

TIME CLOSED SESSION BEGAN: 8:47

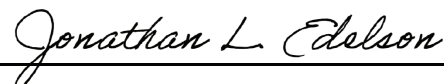
TIME CLOSED SESSION ENDED: 8:50

PERSONS PRESENT DURING CLOSED SESSION:

Edelson, McCormack, Bryant, Wortman, Nado, Warren, Carpenter

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

The board acting as the architecture committee voted to send a 15 day final letter to a residence.



SIGNATURE OF PRESIDING OFFICER