



# 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 ~ Andrew Mark Fried, AC Chair ~  
Paulette Pettiford-Thomas ~ Warren Wortman  
Karin Emery, Columbia Council Representative

**June 25, 2024**

### OMCA REGULAR BOARD MEETING

This meeting was hybrid, held in-person at The Other Barn and virtually on Zoom.

**Link to YouTube recording of the June 25, 2024 OMCA Board Meeting:**

<https://youtu.be/yWdH2y6qXC8>

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

**Present:** Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Karin Emery, Columbia Council Representative; Paulette Pettiford-Thomas; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Jonathan Edelson

**Quorum Present:** Yes

**Also Present:** Howard County Department of Public Works Regulations Supervisor Tomasz Zychowicz (Construction Inspection Division East Zone); Howard County Executive's Strategic Outreach Coordinator Vikki Garcia; Howard County Council District 2 Aide Ashley Alston; see resident list.

### Opening of Meeting

- **Mr. Wortman** motioned to approve the June 11, 2024 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (3-0-1).
- **Mr. Wortman** motioned to approve the June 25, 2024 Board Meeting agenda (ATTACHMENT B). **Mr. Fried** seconded. **Ms. Pettiford-Thomas** motioned to amend the agenda, and the Board approved the amendment (4-0-0). The agenda was approved as amended (4-0-0).

### Resident Remarks

Unless otherwise noted, the following remarks were from residents of Columbia Pointe, and all remarks refer to Columbia Pointe.

Kevin Jeudy advocated for the creation of an OMCA tenant committee.

Brandon Erbe supported the creation of an OMCA tenant committee.

Jim Gray said that his apartment reached 96 degrees.

Cassandra Burra spoke of additional issues with Columbia Pointe

Gwen Armellino said they had contacted the media. (the woman with the yellow dress and white-blond hair)

Ginny Thomas said she supported the OMCA tenant committee and recommended suggesting that other villages form similar committees. She congratulated Mr. McCormack on his work to get a Howard County Landlord-tenant bill passed. A public nuisance bill had been submitted, but Mr. McCormack was told there were not enough votes to continue pursuing the bill.

Howard County Executive's Strategic Outreach Coordinator Vikki Garcia reported on the follow-up she had conducted after the previous Board meeting. She shared all the information from the residents with the County Executive's office. Her supervisor had made the related County departments and offices aware of all the complaints. She would continue to be in contact with the Board and Ms. Warren regarding the issues.

The Board and the residents discussed how to file a complaint with the County, especially for those who had challenges using technology.

## **New Business**

### ***7-Eleven Construction Traffic Patterns***

Howard County Department of Public Works Regulations Supervisor (Construction Inspection Division East Zone) Tomasz Zychowicz addressed concerns about signage for pedestrian and traffic detours around the 7-Eleven construction area. In the next two weeks, 7-Eleven would be shifting traffic away from the construction area, and trenches for water and sewer installation would begin soon.

## **Old Business**

### ***OMCA Tenant Committee***

**Ms. Pettiford-Thomas** outlined how the tenant committee would be formed. The committee could help tenants file reports and grievances, and the focus would be on complexes with management companies.

**Mr. McCormack** motioned to suspend OMCA policy regarding voting on new business items. **Ms. Emery** seconded, and the motion passed (4-0-0). **Ms. Pettiford-Thomas** motioned to form the OMCA Tenant Committee. **Mr. McCormack** seconded, and the motion passed (4-0-0). **Ms. Emery** nominated **Ms. Pettiford-Thomas** as chair of the OMCA Tenant Committee. **Mr. McCormack** seconded, and the motion passed (4-0-0).

## **CCR Report**

**Ms. Emery** reported that the CA Board would be having its first meeting with new CA President/CEO Shawn McInnes on the following Thursday. **Ms. Emery** would be meeting with him individually to discuss pools and other issues. **Ms. Emery** also reported that she was working with Ms. Warren on a reception for McInnes to visit OM in August, though the audience for that reception was still being decided.

## **Village Manager Report**

**Ms. Warren** shared the revised OMCA FY25 Budget (ATTACHMENT C). **Ms. Emery** motioned to accept the revised budget. **Mr. McCormack** seconded, and the motion passed (4-0-0). **Ms. Warren** also shared her manager's report (ATTACHMENT D).

**Bulletin Board**

**Mr. Wortman** spoke about the BikeHoCo bike corral at the Howard County Fourth of July fireworks at the Downtown Columbia lakefront. There would be a free e-bike raffle.

**Mr. McCormack** adjourned the regular OMCA Board meeting at 8:24 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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 Paulette Pettiford-Thomas ~ Warren Wortman  
 Karin Emery, Columbia Council Representative

**June 11, 2024**

### OMCA REGULAR BOARD MEETING

This meeting was hybrid, held in-person at The Other Barn and virtually on Zoom.

**Link to YouTube recording of the June 11, 2024 OMCA Board Meeting:**

<https://youtu.be/FsRcKkP9JA4>

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:05 p.m.

**Present:** Jonathan Edelson, Board Chair; Andrew Mark Fried, AC Chair; Karin Emery, Columbia Council Representative; Paulette Pettiford-Thomas; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Bill McCormack

**Quorum Present:** Yes

**Also Present:** Columbia Association Community Projects & Services Project Liaison Marty Oltmanns; Howard County Executive's Strategic Outreach Coordinator Vikki Garcia; Howard County Council District 2 Aide Ashley Alston; see resident list.

### Opening of Meeting

- **Mr. Wortman** motioned to approve the May 28, 2024 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-0).
- **Mr. Wortman** motioned to approve the June 11, 2024 Board Meeting agenda (ATTACHMENT B). **Mr. Fried** seconded, and the agenda was approved (4-0-0).

### Resident Remarks

Unless otherwise noted, the following remarks were from residents of Columbia Pointe, and all remarks refer to Columbia Pointe.

Gwen Armillino said that the apartment management at Columbia Pointe was not responding to residents. She listed additional complaints about a broken trash compactor, security, and sewage in the basement.

**Mr. Edelson** explained the village board's role pertaining to apartments in Oakland Mills. The village could hold apartment complexes accountable for their exteriors but had no power over management and

ownership of properties. The Board could, however, advocate for apartment residents and also point them in the right direction for help with issues.

Cassandra Burra expressed concerns about gas leaks on the property. The Howard County Office of Consumer Protection had not been able to help with some other issues.

Melissa Light added that residents paid amenity fees but that those amenities were not available. The complex also had an exclusive contract with an internet provider.

John Lewis added complaints about exterior door entry security and potholes in the parking lot/lanes.

Leandara Vereen said that the complex was conducting asbestos removal but that, other than signs being put up, management had not communicated further about the project.

Jenna Kane listed further issues, including a broken A/C and extended water shut-offs without notification.

Additional residents shared concerns about a dryer lint trap that had not been replaced in months and accessibility after the front door was locked at 5:00 p.m. Any resident in a wheelchair would not have access to ramps to get into the building at that time.

Liam Allen spoke about being charged for the complex's internet package after officially opting out of it.

Many residents complained about trash build up around the outside dumpsters. Trash pick-up had gone from 2-3 times a week to once a week, and contractor dumpsters were overfilled.

Edward Medina listed similar issues to those above.

Lara Natario said that the gas bill had quadrupled without explanation. Another resident, Lisa Swary, said she had received no response to her inquiries about the gas bill increase.

Ebony Jones added that contractors left trash in apartments after completing their work. Another resident complained about human feces being left in her trash can after contractors left, which management promised to remove but did not.

The Erbes expressed concern about several issues, including management's attitude toward residents.

Richard Selby added an issue with a leaking toilet that maintenance did not fix for months, which created black mold and floor integrity issues.

Jake Burdett, member of the Howard County Rent Stabilization Coalition, asked for advocacy for tenants who lived in Oakland Mills.

Cameron Shojaei spoke about mold issues.

Jim Gray added additional details about management's attitude toward residents.

Mohammad Mansoori also spoke about A/C issues and problems with mice infestation. His smoke detector had been removed by maintenance and had not been replaced in four months.

Marcus Grant said that issues with the apartment were preventing him from having his son stay with him. A resident said that her door lock was broken and was fixed, but she was not informed that a new lock had been installed and had no key to get into her apartment until she contacted maintenance.

David Goldberg added that a child had been locked in the gym because the lock broke. Maintenance had not responded, and a resident had to unscrew the lock to get the child out. Other residents had also been locked in the gym.

Luke Mem (sp?) said that maintenance tickets had been cancelled or resolved without being addressed. He had an open wire in his apartment and gas issues with his oven.

**Ms. Pettiford-Thomas** suggested forming an OMCA tenant committee. The discussion would be brought back as old business at an upcoming Board meeting.

**Mr. Edelson** summarized actions the tenants could take to address issues:

- Call 911 for emergency issues.
- Call the fire department for smoke detector and other related issues.
- Call the health department about sewage, mold, HVAC, handicap accessibility, and other related issues.
- Form a tenant association.
- Know hot weather shelters and use them if A/C was broken on hot days.
- Make use of the pools on hot days. Tenants could get a Columbia card, which came with four one-time use passes for the pools Monday through Thursday. After that, a small fee would need to be paid for pool entrance.

Residents gave the Board contact information for the apartment owners and management.

The County Executive's new Strategic Outreach Coordinator, Vikki Garcia, was present during the remarks and said she would follow up with the County about the issues shared.

### **New Business**

#### ***CA Liaison Update***

Columbia Association Community Projects and Services Project Liaison Marty Oltmanns shared his update about CA (ATTACHMENT C).

#### **Board Chair Report**

**Mr. Edelson** reported that there had been changes in school start times for eleven HCPSS schools, including Oakland Mills Middle School. The new times would mean OMMS would dismiss at the same time as Stevens Forest Elementary School, which would mean continued traffic and pedestrian safety issues. **Mr. Edelson** proposed advocating for a change to the times. He would draft a letter.

#### **CCR Report**

**Ms. Emery** said that Friday would be the last day for interim CA President/CEO Dennis Matthey, who had worked for CA for fifty years. New President/CEO Shawn McInnes would begin his leadership on June 17.

### **Village Manager Report**

**Ms. Warren** shared the FY24 4<sup>th</sup> Quarter Financials and Variance Memo (ATTACHMENT D). **Mr. Fried** motioned to approve the FY24 4<sup>th</sup> Quarter Financials. **Ms. Pettiford-Thomas** seconded, and the motion passed (4-0-0).

**Ms. Warren** shared her Village Manager's Report (ATTACHMENT E). The village managers would be discussing the management contract the next day and would be meeting with Columbia Association Community Planner Judelle Campbell.

A Howard County Department of Public Works representative would be attending the June 25 Board meeting.

### **Bulletin Board**

**Mr. Edelson** said that new artificial turf was being installed at OMHS. The school would be closed over the summer for a major HVAC project.

**Ms. Emery** thanked Ms. Warren and OMCA Facility and Rental Coordinator Ashleigh Jacobs for planning the successful staff and board picnic.

**Mr. Wortman** said Bike HoCo would be holding its bike corral at the Lakefront 4<sup>th</sup> of July Fireworks.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 9:36 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



## Oakland Mills Board of Directors Meeting Agenda

**Board Members:** Jonathan Edelson, Andrew Mark Fried, Bill McCormack Jr, Paulette Pettiford-Thomas, Warren Wortman; **Columbia Council Representative:** Karin Emery

**Tuesday, June 25, 2024**  
**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/85496349120>

Meeting ID: 854 9634 9120

### Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 854 9634 9120

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

## Oakland Mills Board of Directors

<b>7:00 p.m.</b>	<p><b>Opening of Meeting (5 min)</b></p> <ul style="list-style-type: none"> <li>• Approve Minutes from June 11, 2024 Board Meeting</li> <li>• Approve Agenda for June 25, 2024 Board Meeting</li> </ul>	Bill McCormack Jr, Board Vice-Chair
<b>7:05 p.m.</b>	<p><b>Resident Remarks (3 minutes per resident, 10 minutes)</b>            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.</p>	
<b>7:15 p.m.</b>	<p><b>NEW BUSINESS</b></p> <ul style="list-style-type: none"> <li>• <b>Adjustments of Traffic Patterns on Stevens Forest Road Relating to 7-11 Construction, Discussion (20 min)</b></li> </ul>	Tomasz Zychowicz, HCDPW Regulations Supervisor in the East Zone of Construction Inspection Division
<b>7:35 p.m.</b>	<p><b>Columbia Council Rep Report (10 min)</b></p>	Karin Emery, CCR Rep
<b>7:45 p.m.</b>	<p><b>Village Manager Report (10 min)</b></p> <ul style="list-style-type: none"> <li>• Operations Update</li> </ul>	Brigitta Warren, Village Manager



**Committee Reports (10 min)**

- **Architecture**, (5 min)
- **Public Space** (5 min)

Andrew Fried, Chair

Warren Wortman, Chair

**8:05 p.m.**

**Board Bulletin Board**

**8:10 p.m.**

**Adjourn**

**Upcoming Events**

Oakland Mills Community Pool Party

Monday, August 5<sup>th</sup>,  
6:30pm-8:30pm

DRAFT

Village: Oakland Mills

Fiscal Year FY25

Date Prep: 3/1/2024 Revised 6-21-24

Budget FY25	Budget FY24	Estimate FY24	Budget Variance		Current Year Est vs. Next Year Budget	
			FY24 \$	FY25 %	\$	%

**REVENUES**

CA Annual Charge Share	<b>370,539</b>	<b>377,874</b>	<b>359,813</b>	<b>(7,335)</b>	<b>-2%</b>	<b>10,726</b>	<b>3%</b>
A. CA Base Annual Charge S	348,818	336,454	336,456				
B. CA Medical Reimbursemer	20,245	39,763	21,701				
C. Other CA Reimbursement	1,476	1,657	1,656				
D. Payment to CA for excess	0	0	0				
Lease & Rental	<b>154,000</b>	<b>165,000</b>	<b>137,722</b>	<b>(11,000)</b>	<b>-7%</b>	<b>16,278</b>	<b>12%</b>
A. Room Rentals	125,000	135,000	106,507				
B. Leases	28,000	29,000	28,620				
C. Retained Deposits	1,000	1,000	2,595				
Tuition & Enrollment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>#DIV/0!</b>	<b>0</b>	<b>#DIV/0!</b>
A. Classes	0	0	0				
B. Camps	0	0	0				
C. Other	0	0	0				
Interest	<b>20</b>	<b>20</b>	<b>568</b>	<b>0</b>	<b>0%</b>	<b>(548)</b>	<b>-96%</b>
Special Events	<b>20,000</b>	<b>16,000</b>	<b>22,007</b>	<b>4,000</b>	<b>25%</b>	<b>(2,007)</b>	<b>-9%</b>
Fees	<b>50</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>#DIV/0!</b>	<b>50</b>	<b>#DIV/0!</b>
A. Copier	0	0	0				
B. Late Fees	0	0	0				
C. Postage	0	0	0				
D. Notary	0	0	0				
E. Other	50	0	0				
Miscellaneous	<b>400</b>	<b>400</b>	<b>300</b>	<b>0</b>	<b>0%</b>	<b>100</b>	<b>33%</b>
A. Sales	400	400	300				
B. Newsletter Ads	0	0	0				
C. Catering/Food Service	0	0	0				
D. Other	0	0	0				
Gain/loss on Disposal of Asset	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>#DIV/0!</b>	<b>0</b>	<b>#DIV/0!</b>
<b>Total Income</b>	<b>545,009</b>	<b>559,294</b>	<b>520,410</b>	<b>(14,285)</b>	<b>-3%</b>	<b>24,599</b>	<b>5%</b>

Check (Next year income minus current year income minus total variar 0

0

**Village:** Oakland Mills  
**Fiscal Yea** FY25

Budget FY25	Budget FY24	Estimate FY24	Budget Variance		Current Year Est vs. Next Year Budget	
			FY24 \$	FY25 %	\$	%

**EXPENSES**

Staff Salaries	<b>307,000</b>	<b>305,000</b>	<b>282,541</b>	<b>2,000</b>	<b>1%</b>	<b>24,459</b>	<b>9%</b>
Janitorial Wages	<b>4,000</b>	<b>5,400</b>	<b>0</b>	<b>(1,400)</b>	<b>-26%</b>	<b>4,000</b>	<b>#DIV/0!</b>
Contract Labor	<b>7,500</b>	<b>4,000</b>	<b>10,456</b>	<b>3,500</b>	<b>88%</b>	<b>(2,956)</b>	<b>-28%</b>
Payroll Benefits	<b>30,000</b>	<b>45,000</b>	<b>28,000</b>	<b>(15,000)</b>	<b>-33%</b>	<b>2,000</b>	<b>7%</b>
Payroll Taxes	<b>24,000</b>	<b>22,000</b>	<b>23,108</b>	<b>2,000</b>	<b>9%</b>	<b>892</b>	<b>4%</b>
Janitorial Expense	<b>41,750</b>	<b>42,200</b>	<b>39,449</b>	<b>(450)</b>	<b>-1%</b>	<b>2,301</b>	<b>6%</b>
A. Cleaning Service	25,000	22,000	26,908				
B. Setup & Breakdown	14,000	17,000	10,310				
C. Floors, Carpets and Windows	250	200	264				
D. Supplies	2,500	3,000	1,967				
Fees	<b>28,000</b>	<b>26,200</b>	<b>19,101</b>	<b>1,800</b>	<b>7%</b>	<b>8,899</b>	<b>47%</b>
A. Accounting	5,000	4,500	3,740				
B. Legal	10,000	10,000	2,943				
C. Performance	0	0	0				
D. Audit	0	0	0				
E. Web	3,000	1,700	2,903				
F. Other	10,000	10,000	9,515				
Operating Expenses	<b>7,700</b>	<b>6,940</b>	<b>4,848</b>	<b>760</b>	<b>11%</b>	<b>2,852</b>	<b>59%</b>
A. Office Supplies	2,000	0	0				
B. Program Supplies	500	2,000	2,219				
C. Cost of Goods Sold	100	140	267				
D. Postage	2,800	2,700	272				
E. Staff Development	150	100	123				
F. Catering/Food Service	150	0	0				
G. Other	2,000	2,000	1,967				
Business Expenses	<b>2,300</b>	<b>1,500</b>	<b>1,157</b>	<b>800</b>	<b>53%</b>	<b>1,143</b>	<b>99%</b>
A. Mileage	600	300	581				
B. Food (Business Meals)	1,500	1,000	513				
C. Other	200	200	63				
Insurance	<b>11,000</b>	<b>9,600</b>	<b>10,187</b>	<b>1,400</b>	<b>15%</b>	<b>813</b>	<b>8%</b>
Advertising	<b>5,000</b>	<b>10,000</b>	<b>12,127</b>	<b>(5,000)</b>	<b>-50%</b>	<b>(7,127)</b>	<b>-59%</b>
Newsletter	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>#DIV/0!</b>	<b>0</b>	<b>#DIV/0!</b>

Other Printing	6,000	6,000	767	0	0%	5,233	682%
Donations/Contributions	5,000	5,000	5,000	0	0%	0	0%
Special Events	25,000	25,000	25,215	0	0%	(215)	-1%
Taxes	1,000	600	553	400	67%	447	81%
Utilities	40,000	35,500	39,441	4,500	13%	559	1%
A. Gas & Electric	32,000	30,000	31,595				
B. Water & Sewer	2,200	2,500	2,087				
C. Telephone	5,800	3,000	5,759				
Repairs & Maintenance	13,000	21,000	12,836	(8,000)	-38%	164	1%
A. Building	10,000	16,000	9,693				
B. Equipment	3,000	5,000	3,143				
C. Rental	0	0	0				
D. Vandalism	0	0	0				
E. Other	0	0	0				
Furniture & Fixtures	2,000	750	3,039	1,250	167%	(1,039)	-34%
<b>Total Expenses Before Depreciation</b>	<b>560,250</b>	<b>571,690</b>	<b>517,825</b>	<b>(11,440)</b>	<b>-2%</b>	<b>42,425</b>	<b>8%</b>
Depreciation	8,900	6,836	6,836	2,064	30%	2,064	30%
<b>Total Expenses</b>	<b>569,150</b>	<b>578,526</b>	<b>524,661</b>	<b>(9,376)</b>	<b>-2%</b>	<b>44,489</b>	<b>8%</b>
<b>Increase/(Decrease) in Unrestricted</b>	<b>(24,141)</b>	<b>(19,232)</b>	<b>(4,251)</b>	<b>(4,909)</b>	<b>26%</b>	<b>(19,890)</b>	<b>468%</b>

Check (Next year expenses minus current year expenses minus total variances) 0 0

**Manager's Report**  
**Oakland Mills Community Association**  
**June 25, 2024**

**Financial:**

- The CA Office of Audit and Advisory Services has sent back their review memo regarding the FY25 Budget. I have reviewed the memo, revised the budget, and attached. (I switched the FY24 Budget and FY24 Estimate Columns.) The revised budget needs to be reviewed by the Board and voted on and then I will send it to the CA Office of Audit and Advisory Services.

**Management Contract:**

- The Village Managers met with Judelle Campbell, Lynn Schwarz, and Joshua Bennett from CA and discussed the timeline for negotiation of the new Management Contract on June 13<sup>th</sup>. The next meeting on the timeline is set for July 8<sup>th</sup>.
- We are scheduled to meet again Thursday, June 27<sup>th</sup> to discuss the Assessment Formula.

**Event Update:**

- The Alison Crocket concert was wonderful. The concert was almost a full house and all in attendance seemed to enjoy themselves. The next Concert is Oakland Mills' very own, Lavenia Nesmith, and will be held on Sunday, September 8<sup>th</sup>. Tickets will be on sale by the end of this week,
- Amy has secured almost all entertainment for the Fall Festival and Lively Arts performances for the 2024-2025 season. She is currently working on the Festival Vendor Packet and getting it ready for availability in mid-July.
- We will be at Stevens Forest Pool for August 5, 2024 Community Pool Party. Tickets are free but all residents will need one to enter the pool party. Tickets will be available in July on Eventbrite.

**Misc.**

- Ashleigh and I are working on a staff/Board volunteer opportunity of putting snack bags together for Columbia Community Care. Details will come out next week.
- OMCA had an umbrella on display at the CA Lakefest last week. Congratulations to Wilde Lake Community Association for winning in the community associations category.
- I will be on vacation from July 4<sup>th</sup> through July 12<sup>th</sup>. The office will be closed on July 4<sup>th</sup>.