



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

September 24, 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 September 24, 2024 OMCA Board Meeting:

https://youtu.be/y_BwxTy1-Rs

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

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

Quorum Present: Yes

Also Present: Howard County Executive's Strategic Outreach Coordinator Vikki Garcia; Howard County Council District 2 Aide Ashley Alston.

Opening of Meeting

- **Mr. McCormack** motioned to approve the September 10, 2024 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (5-0-0).
- **Mr. McCormack** motioned to approve the September 24, 2024 Board Meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (5-0-0).

Old Business

OMCA Free Meeting Space Policy

Ms. Warren shared the revised OMCA Free Meeting Space Policy (ATTACHMENT C). **Mr. McCormack** motioned to approve the revised OMCA Free Meeting Space Policy. **Mr. Fried** seconded, and the motion passed (5-0-0).

HCPSS Capital Budget Improvement Plan Update

Mr. Edelson presented testimony to be shared regarding the FY2026-31 Capital Budget and Improvement Plan (ATTACHMENT D). The Superintendent's proposed budget and plan included the OMMS and OMHS renovations in the same timeline as approved by the County the previous year. The Board agreed to send the testimony.

2024 OM Fall Festival Update

Ms. Carpenter shared an update on the OM Fall Festival, which would be held October 5, 2024 (ATTACHMENT E).

Board Chair Report

Mr. Edelson reported that all the village boards had approved the Board Chairs Management Contracts Letter.

CCR Report

Ms. Emery encouraged everyone to fill out the pools survey that she created. She also encouraged everyone to sign up for resident speak-out at the next CA board meeting to support free pools. She said the upcoming Thursday CA meeting would include discussion of budget timing and the budget process.

Ms. Emery also gave an update on the strategic plan. CA was considering breaking the plan into smaller increments to provide for adaptability to climate change and other evolving issues. The CA audit committee was beginning to look at the next budget cycle.

Village Manager Report

Ms. Warren shared her report (ATTACHMENT F). She said that the village managers had met at Community Ecology Institute's Freetown Farm. She also went on the annual Realtors bus tour and gave community updates and covenants info to the realtors.

Ms. Warren gave an update on the new 7-Eleven. The store/gas station was waiting for gas and electricity from BGE before announcing when the grand opening would be.

Committees

Architectural Committee

Mr. Fried motioned to send a 15-day letter to the owners of 9352 Indian Camp Road. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Mr. Fried motioned to send a resolution to the CA Architecture Resource Committee if no response was received from the owners of 9352 Indian Camp Road. **Mr. Edelson** seconded, and the motion passed (5-0-0).

Public Space Committee

Mr. Wortman gave an update for the groundbreaking of the next phase of Blandair Park. He also gave updates on new curb cuts on Sohap Lane and for paths that crossed Thunder Hill Road.

Tenant Committee

Ms. Pettiford-Thomas reported that Columbia Pointe tenants had been getting rent escrow approved in the courts. Columbia Pointe residents had also met with the new management of the property.

Bulletin Board

Mr. Edelson said that the OMHS PTSA would hold its annual craft fair on November 2 and that vendor applications were now open.

Ms. Emery encouraged residents to take her pool survey, including children and teens. She said that a resident with a large Halloween display on Stevens Forest Road near Stevens Forest Elementary School was partnering with St. Jude's children hospital to raise funds for the hospital.

Mr. Wortman said he attended the Gateway Master Plan meeting. He encouraged everyone to view the plan and an accompanying video online.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:04 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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 Karin Emery, Columbia Council Representative

September 10, 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 September 10, 2024 OMCA Board Meeting:

<https://youtu.be/2LtvIU-tFTk?si=dNa-frb7rI8V-exd>

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

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair (arrived 7:11 p.m.); Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Warren Wortman; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Fried** motioned to approve the August 27, 2024 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the September 10, 2024 Board Meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (4-0-0).

Resident Remarks

President of Holly Court Community Association Alex Hekimian thanked the Board for its support of the HOA infrastructure law and pilot project.

New Business

OMCA Free Meeting Space Policy

Ms. Warren presented the draft OMCA Free Meeting Space Policy (ATTACHMENT C). Concern was raised that some issues needed to be resolved with the management contracts before decisions could be made regarding the free meeting spaces policy. **Mr. Edelson** suggested adding language that OMCA reserved the right to change the policy so that changes could be made after the management contracts were signed. The policy would be brought back as Old Business.

Old Business

Tenant Committee Charter

Ms. Pettiford-Thomas presented the draft OMCA Tenant Committee Charter (ATTACHMENT D). A discussion ensued in which revisions were made. **Ms. Pettiford-Thomas** consulted with members of the committee who were present about the revisions. **Mr. McCormack** motioned to approve the OMCA Tenant Committee Charter with revisions. **Mr. Fried** seconded, and the motion passed (5-0-0).

CA FY26 Budget Requests

The Board discussed last year's budget requests (ATTACHMENT E) and what changes should be made for this year's budget requests. **Mr. Fried** motioned to approve the requests as discussed. **Mr. McCormack** seconded, and the motion passed (5-0-0).

HOA Infrastructure Enabling Bill Draft Letter

Mr. McCormack presented background information about the HOA Infrastructure Enabling Bill and pilot program (ATTACHMENT F). He then presented a draft letter to be sent to County Executive Calvin Ball regarding the bill and pilot program (ATTACHMENT G). **Mr. McCormack** motioned to approve and send the letter. **Mr. Fried** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson reported that OMCA would hold a Board orientation instead of a regular meeting on October 8. He gave an update on the management contracts letter. Several villages had voted in favor of or would be voting soon on the letter. He also thanked Howard County Strategic Outreach Coordinator Vikki Garcia for her prompt work to ensure crossing guards were present at the intersection of Kilimanjaro and Stevens Forest Roads when construction crews were onsite during school opening and closing times.

CCR Report

Ms. Emery reported on the upcoming CA board meeting and CA's strategic plan.

Village Manager Report

Ms. Warren shared the FY25 1st Quarter Financials (ATTACHMENT H). **Mr. Fried** motioned to approve OMCA's FY25 1st Quarter Financials. **Ms. Pettiford-Thomas** seconded, and the motion passed (5-0-0). She then presented her report (ATTACHMENT I). She added that at the end of September she would make a call for new election monitoring committee members, and during the second meeting in October, she planned to present the 2025 Election Guidelines and calendars.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:55 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



Oakland Mills Board of Directors Meeting Agenda

Board Members: Jonathan Edelson (Chair), Bill McCormack Jr (Vice-Chair), Andrew Mark Fried (AC Chair), Paulette Pettiford-Thomas, Warren Wortman; **Columbia Council**

Representative: Karin Emery

Tuesday, September 24, 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

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| 7:00 p.m. | <p>Opening of Meeting (5 min)</p> <ul style="list-style-type: none"> • Approve Minutes from September 10, 2024 Board Meeting • Approve Agenda for September 24, 2024 Board Meeting | Jonathan Edelson, Chair |
| 7:05 p.m. | <p>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.</p> | |
| 7:15 p.m. | <p>OLD BUSINESS</p> <ul style="list-style-type: none"> • OMCA Free Meeting Space Policy, Discussion and Vote, (10 min) • HCPSS Capital Budget and Improvement Plan Update Discussion (10 min) • OMCA Fall Festival Update, (10 min) | <p>Brigitta Warren, Village Manager</p> <p>Jonathan Edelson, Chair</p> <p>Amy Carpenter, Events and Administrative Coordinator</p> |
| 7:45 p.m. | Board Chair Report (10 min) | Jonathan Edelson, Chair |

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|------------------------|---|---|
| 7:55 p.m. | Columbia Council Rep Report (10 min) | Karin Emery, CCR Rep |
| 8:05 p.m. | Village Manager Report (10 min) <ul style="list-style-type: none"> • Operations Update | Brigitta Warren, Village Manager |
| 8:15 p.m. | Committee Reports (20 min) <ul style="list-style-type: none"> • Architecture, (5 min) • Education, (5 min) • Public Space (5 min) • Tenant Committee (5 min) | Andrew Fried, Chair Jonathan Edelson, Chair Warren Wortman, Chair Paulette Pettiford-Thomas, Chair |
| 8:35 p.m. | Board Bulletin Board | |
| 8:40 p.m. | Adjourn | |
| Upcoming Events | Oakland Mills Fall Festival | Saturday, October 5 th , 11am-4pm |
| | Lively Arts for Little Ones | Friday, October 25 th , 10:30am-11:15am |
| | Jazz in the Mills Holiday Extravaganza featuring the James King Group | Sunday, December 8th, 5pm-8:30pm |

Oakland Mills Community Association

The Other Barn

Free Meeting Space Opportunity

The following requirements must be met in order to be eligible for a free meeting space at The Other Barn:

- Non-Profit Organization, and
- Part of the Oakland Mills Community (Address of your organization is within Oakland Mills).

Availability:

- Requests must be made at least 6 weeks prior to meeting time and may be granted based on OMCA's availability.
- Meetings will take place in the Smithy Room.
- Meetings may take place between 6:00PM-8:30PM.
- A Contract will be developed, agreed to, and signed between OMCA and the Non-Profit Organization.
- Tours of The Other Barn by OMCA staff for potential renters may take place during the meeting time.
- Setup will be in standard meeting format.
- This offer is for one-time use; this offer is not available for consecutive use.
- Maximum number of attendees is 50.
- OMCA will not provide a hybrid meeting option.

Advertise:

- Email directly (school PTAs, etc.)
- Newsletter blurb

Not available:

- Rehearsal nights
- NFOB nights
- Board Meeting nights

DISCLAIMER: OMCA reserves the right to change the above policy per changes in the Columbia Association Management Agreement.



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



September 27, 2024

Dear Superintendent Barnes and Members of the Board of Education,

The Oakland Mills Community Association (OMCA) thanks members of the Board of Education for prioritizing the full systemic renovations and additions to Oakland Mills High School and Oakland Mills Middle School during the last couple of budget and planning cycles. We thank the Superintendent and support the Capital Improvement Plan that maintains the priority positions of these two projects and encourage you to do so as well.

We are very excited to see that plans for the improved Oakland Mills Middle School have been drafted and look forward to construction starting in 2025. Please maintain the funding necessary to see this project through to completion.

We are very pleased that for the first time in recent memory, Oakland Mills High School has not changed positions in the proposal submitted by the Superintendent. We, and more importantly the students and teachers at OMHS, have provided hours of testimony and numerous pieces of data and first-hand accounts to demonstrate how dire the situation at OMHS has become. Even emergency HVAC work that closed the building all summer didn't prevent another HVAC failure the week before students reported back to school, necessitating more emergency repairs to keep the building open. Unfortunately, other system failures caused a portion of and then the entire building to be closed on two occasions during the 2023-2024 school year. On top of that, OMHS has become one of the more overcrowded high schools in the county, with portables arriving over the summer break. The addition is much needed along with the systemic renovation.

This full systemic renovation has been deferred since 2009, when a substantial number of the students currently attending OMHS weren't yet born. Please stick to this plan so that in 2031, students and teachers in Oakland Mills can learn and work in a modern and most importantly healthy environment.

Thank you,

Jonathan Edelson, Chairperson, Oakland Mills Community Association

Fall Festival Update for OMCA Board Meeting 9/24/2024

Vendor/community orgs:

We have 38 confirmed vendors, including the Bike HoCo Bike Corral, OMHS FAB, Howard County Office of Constituent Services, the Maryland Office of Financial Regulation, and HCPD.

Food:

- SFES PTA Hot Dog Stand
- Thai Pinto Food Truck
- Mike's Gelato
- Mike's Homemade from the Heart (cookies)
- Encourage buying food from local restaurants – listed on the Fall Festival website.

Entertainment:

- OMHS Band & POMS (11:00)
- Mr. Boom Boom (11:30)
- School of Rock (1:00)
- SlickHampton (2:30)

Kids activities:

- Young entrepreneurs
- Easy, simple kids crafts, run by the OMHS POMs
- TSES will be doing either facepainting or DIY slime
- Free pumpkins for 12 and under

Government officials:

We're still waiting to hear back from the County.

Fall Festival website:

The festival website has been updated with lists of all vendors, food vendors, and performers. Website: <https://events658.wixsite.com/om-fall-festival>

What I'm doing right now:

I am currently in the process of creating the layout map and will meet with Brigitta and CA on Monday, September 30. I'm also sending the final confirmation letter to vendors.

Volunteers:

We can always use volunteers. Board members are especially welcome to attend and interact with the community. Great opportunity to put those OM orange shirts to good use!

**Manager's Report
Oakland Mills Community Association
September 24, 2024**

Event Update:

- Shredding was held on September 14th and we had a pretty good turnout. Had a little glitch when the truck broke down, but residents were happy the service was provided.
- Tickets are now on sale online and at The Other Barn for the Jazz in the Mills December 8th concert which will feature the James King Group along with a buffet dinner.
- The Oakland Mills Fall Festival is coming up on Saturday, October 5th from 11 am to 4 pm. For more information, please visit the Festival webpage which can be accessed from our oaklandmills.org website.
- Our Lively Arts for Little Ones Series opens on October 25th at 10:30 am with Chris Campbell. Tickets are on sale on Eventbrite, but can also be purchased the day of at the door.
- A New Resident/Volunteer Appreciation Dinner will be held on Monday, November 4th, from 6:30 pm to 8:30 pm at The Other Barn. Invitations have been sent out to volunteers and staff members, New resident invites will be sent out this week.

Misc.

- I have reached out to all of the Oakland Mills school PTA's, PTSA's and Boosters. I will be attending some of their meetings in October to share with them how OMCA can partner with them, events at OMCA, and donation and volunteer opportunities. For those schools where there is a meeting conflict, I will be sending over information packets.
- OMCA will be receiving 35 trees from CA for a free tree giveaway in October. An email with all of the information has been sent to the community to sign up for a free tree. Residents must sign up for a tree by October 5th and trees are given out on a first come, first served basis.
- I have received a few donation requests. The deadline for donation requests is close of business October 15th. No requests will be accepted after the deadline.

Elections 2026:

- A request will be going out this week for community residents who may want to serve on the 2026 Election Monitor Committee.