



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

February 11, 2025

OMCA REGULAR BOARD MEETING

This meeting was held virtually on Zoom (not hybrid) due to inclement weather.

Link to YouTube recording of the February 11, 2025 OMCA Board Meeting:

<https://youtu.be/O4jh-e4jMXs>

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

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

Absent: Warren Wortman

Quorum Present: Yes

Also Present: OMCA Covenant Advisor for Applications Michael Vaughan; Election Monitor Committee Member Ginny Thomas; Bamyhan Halal Meat Owner Mohammed Sultani; Howard County Council District 2 Aide Ashley Alston.

Opening of Meeting

- **Mr. McCormack** motioned to approve the January 28, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-0).
- **Ms. Pettiford-Thomas** motioned to approve the February 11, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (4-0-0).

New Business

Bamyhan Halal Meat NRAAC Presentation

OMCA Covenant Advisor for Applications Michael Vaughan presented the NRAAC application from Bamyhan Halal Meat, which included the addition of a storage shed behind the store (ATTACHMENT C). The owner of Bamyhan Halal Meat, Mohammed Sultani, gave additional details. The proposed change would be posted for public comment until March 5.

OMCA Election Monitor Committee Proposals

On behalf of the OMCA Election Monitor Committee, EMC member Ginny Thomas proposed that a list of OMCA Board and OM Columbia Council Representative candidates who had submitted approved

applications be provided to stakeholders when requested in writing to the Election Monitoring Committee prior to the candidate application deadline. Ms. Thomas also proposed that election day in-person voting hours be shortened. Both proposals could be brought back as Old Business.

Board Chair Report

Mr. Edelson reported that residents had given positive reports about the new 7-Eleven and HipHop Fish & Chicken.

Mr. Edelson gave an update on the management contract. In a meeting with village managers, CA had presented three options for management of CA-owned facilities in villages (neighborhood centers and other rental spaces such as The Other Barn). CA recommended an option that would centralize booking and payment for rentals, though no method was offered for disbursing rental payments to the villages.

Mr. Edelson expressed concern about taking away rental income from the villages since the assessment share formula was not included in CA's proposed management contract. There was also concern that a centralized system would not be adequate for the variety of event venue rental spaces throughout the ten villages and the need for more personalized interactions with staff. CA had indicated that it would be presenting the options to the CA Board, but the subject was not yet on the next CA board meeting's agenda.

CCR Report

Ms. Emery reported that the CA board would be looking at the draft budget during its next board meeting. She was hopeful that there would be enough votes to block an increase in the assessment share.

Ms. Emery also reported that the CA board would be having a workshop on board policies in March.

Village Manager Report

Ms. Warren shared her update on village operations (ATTACHMENT D). The 2025 OMCA Candidate Packet was available on the website for those interested in running for the OM Board or as OM's Columbia Council Representative. **Ms. Warren** also reported that OMCA was currently hiring event facility assistants.

Bulletin Board

Ms. Emery encouraged residents and board members to come to CA board meetings and participate in resident speakout to let the CA board know what they thought.

Mr. McCormack motioned to go into closed session at 8:09 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT E). **Mr. Fried** seconded, and the motion passed (4-0).

The Board came out of closed session at 8:30 p.m. **Mr. Edelson** announced that the Board (sitting as the Architecture Committee) voted to petition CA to remove the property flag and restore access to CA programs and facilities.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:14 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



oakland mills
we value connections

Oakland Mills Community Association

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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

January 28, 2025

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 January 28, 2025 OMCA Board Meeting:

<https://youtu.be/vJ-snCTHwk8>

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:08 p.m.

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

Absent: Warren Wortman

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 January 14, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Emery** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the January 28, 2025 Board Meeting agenda (ATTACHMENT B). **Ms. Emery** seconded, and the motion passed (4-0-0).

Board Chair Report

Mr. Edelson reported that 7-Eleven had a soft opening, and the grand opening and ribbon-cutting ceremony would take place on January 30. There was no update on the Management Contract.

CCR Report

Ms. Emery reported on CA's draft budget, which did not include free pools for residents. She said CA's new strategic plan had a good framework but lacked vision. The CA Board adopted the strategic plan with the caveat that every year the board would vote on specific goals.

Village Manager Report

Ms. Warren shared her update on village operations (ATTACHMENT C). CA would be meeting with the village managers the next day about facilities usage.

Committee Reports

Education

Mr. Edelson reported that he had sent an email to the community regarding HCPSS's capital budget prioritization process and that a survey on the process would be open until February 12.

Tenant Committee

Ms. Pettiford-Thomas reported that two women had fallen at Columbia Pointe because of icy sidewalks. She also reported that subpoenas sent to Columbia Pointe management and/or owners had been returned and that the courts could not locate a working address.

The Board discussed clearing snow and ice from pedestrian islands, sidewalks, and curb cuts (including tactile pavers), especially in school zones. Howard County Executive's Strategic Outreach Coordinator Vikki Garcia said she would follow up about the County's part in clearing them. CA and residents whose property was adjacent to public sidewalks were also responsible for clearing them.

Bulletin Board

Mr. Edelson said OMHS was hosting the HCPSS dance festival the following Saturday from 7:00 to 9:00 p.m. and that tickets were available online.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:07 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, February 11, 2025

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/82741864553>

Meeting ID: 827 4186 4553

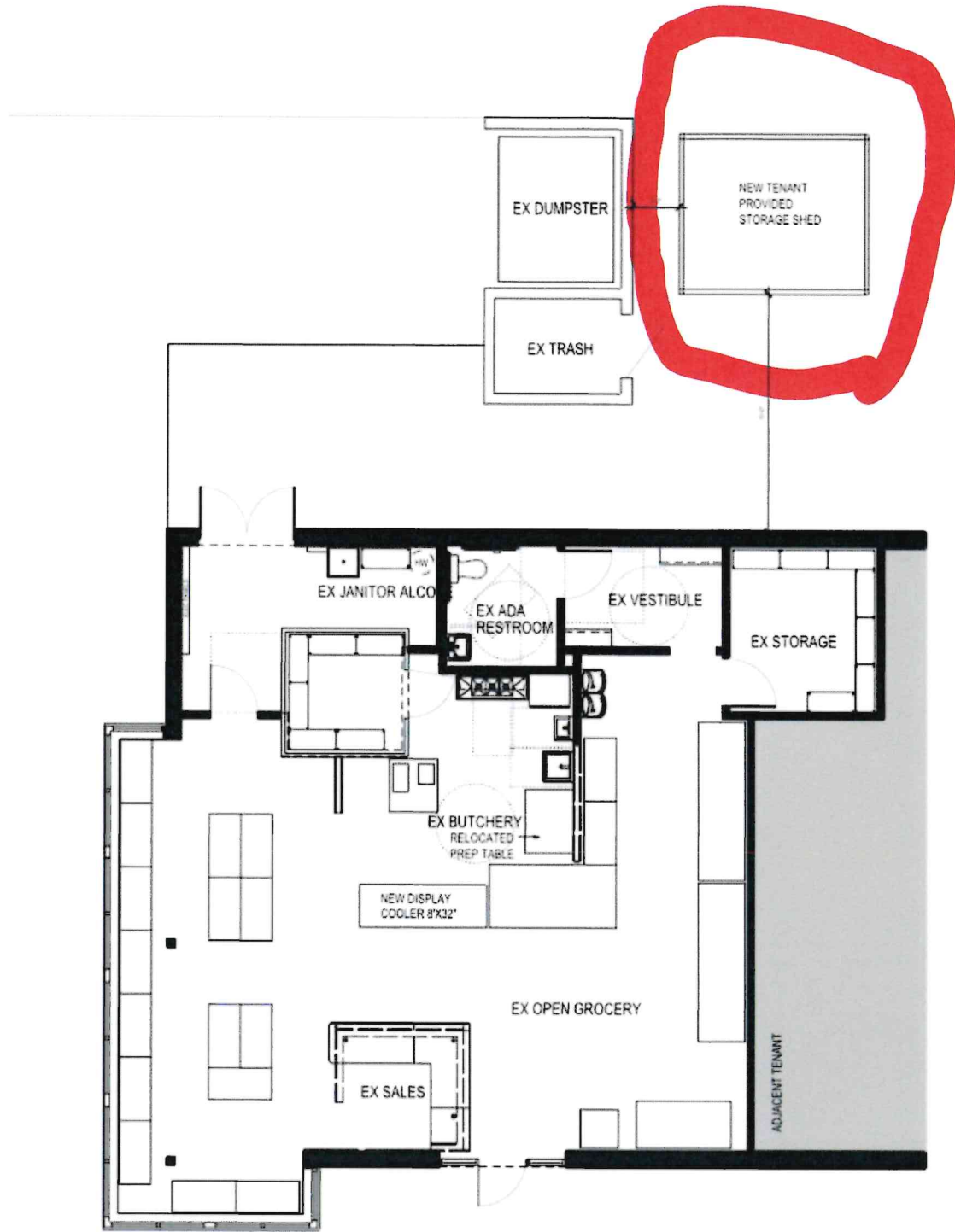
Dial by your location +1 301 715 8592 US (Washington DC)

Meeting ID: 827 4186 4553

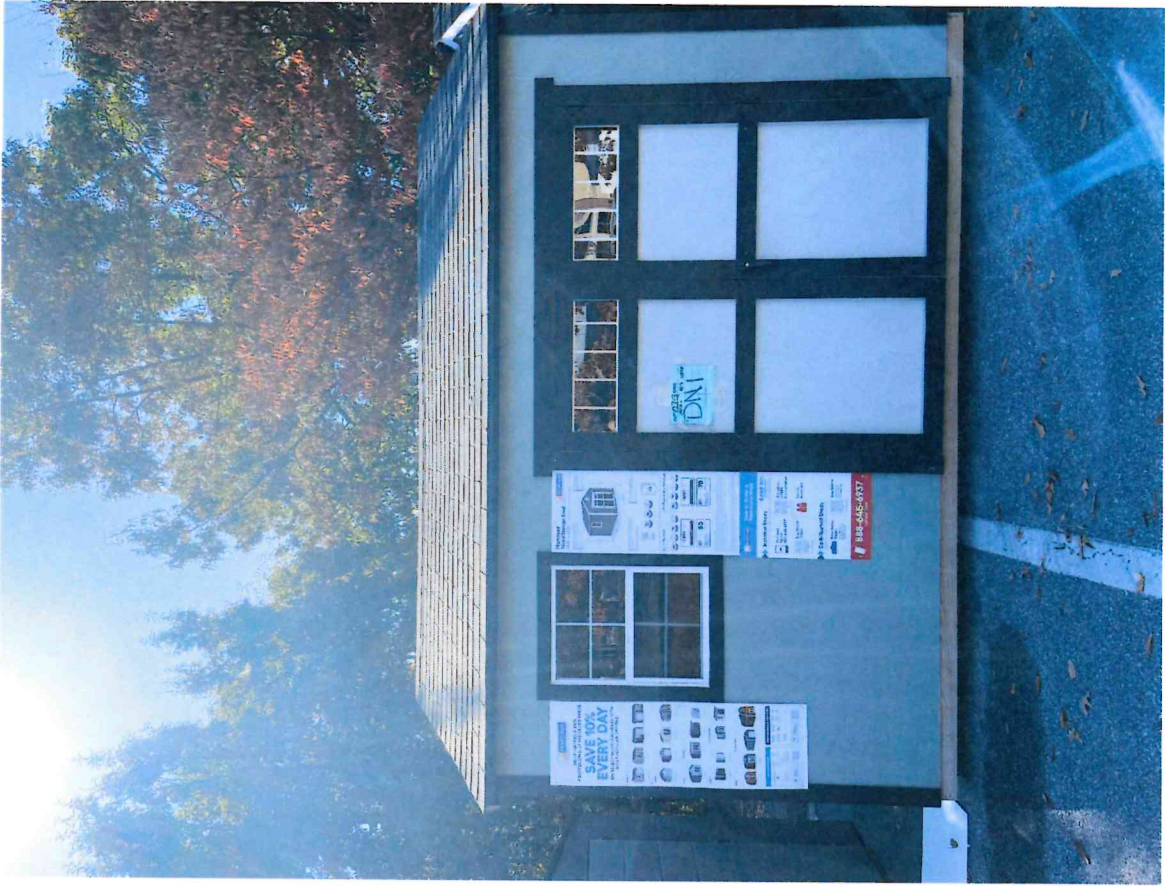
Find your local number: <https://us02web.zoom.us/u/koA9IEbZg>

Oakland Mills Board of Directors

7:00 p.m.	Opening of Meeting (5 min) <ul style="list-style-type: none"> • Approve Minutes from January 28, 2025 Board Meeting • Approve Agenda for February 11, 2025 Board Meeting 	Jonathan Edelson, 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 <ul style="list-style-type: none"> • Bamyam Halal Meat, Presentation for Addition of a Shed (15 min) • EMC Proposal (10 min) 	EMC Committee
7:40 p.m.	Board Chair Report (10 min)	Jonathan Edelson, Chair
7:50 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CCR Rep



1' 4' 8'
SCALE 1/4" = 1'-0"



[Sent from Yahoo Mail for iPhone](#)

Manager's Report
Oakland Mills Community Association
February 11, 2025

2025 Elections

- The EMC met on January 30th. We discussed the Election procedures. The committee reviewed the EMC letter that is included in the Candidate Packet and agreed to a few changes.
- Election Information is up on the Oakland Mills website. A community email went out last Friday with Election 2025 Information, and Candidate Packets are available online and at The Other Barn. Please email manager@oaklandmills.org if you would like to pick up a candidate packet at The Other Barn.
- All current Board members must submit a candidate application if they are interested in serving on the 2025-2026 OMCA Village Board or as the 2025-2026 CA Board Representative.

Event Update:

- OMCA will be hosting a CPR/Narcan Training on March 26th at 6 pm.
- Lively Arts for Little Ones is scheduled for Friday, March 21st at 10:30 am with Tony M Music.
- The first Jazz in the Mills 2025 show is the Antonio Paker Group will be held on Sunday, March 16th. Tickets are currently on sale online and at The Other Barn.
- Amy is working on Earth Day which will take place on Village Election Day, April 26th.

Rentals:

- The Other Barn is currently looking to hire two more Weekend Event Facility Assistants for the upcoming rental season. The ad has been shared with the community via a Constant Contact email and the Oakland Mills and The Other Barn Facebook page.

Misc.

- The Village Manager Representatives met with the CA team last Wednesday and were presented with a slide show outlining three options for the Columbia Association to possibly manage the 10 villages community centers and neighborhood centers. The Village Managers asked many questions and sent a collaborative email with additional questions and concerns regarding CA's proposal. The Village Managers have not received any follow up response to their email. This presentation will be presented to the Columbia Association Board during one of their upcoming meetings.
- The 7-11 Grand Opening Ribbon Ceremony was well attended by the County Executive, Board members (past and present), staff members (past and present), and residents.

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

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

DATE: _____
TIME: _____

MOTION BY: _____

SECONDED BY: _____

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Chair				
William McCormack, Vice-chair				
Andrew Mark Fried, AC Chair				
Paulette Pettiford-Thomas				
Warren Wortman				
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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)	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:

TIME CLOSED SESSION BEGAN: _____

TIME CLOSED SESSION ENDED: _____

PERSONS PRESENT DURING CLOSED SESSION:

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

SIGNATURE OF PRESIDING OFFICER