



oakland mills
we value connections

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

March 11, 2025

OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

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

<https://youtu.be/Ams32MxCB64>

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 (arrived 7:05 p.m.); Warren Wortman; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: OMCA Covenant Advisor for Applications Michael Vaughn; Xiomara Satchovell and Madeline DelCarmen from Ross Management Services (Columbia Pointe management company); Excelsa Properties Chief Operating Officer Jonathan Woods (Columbia Pointe ownership company); 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 February 25, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the March 11, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (4-0-0).

New Business

Columbia Pointe NRAAC Presentation for Installation of Flutter Flags

OMCA Covenant Advisor for Applications Michael Vaughn presented the NRAAC application for Columbia Pointe's proposed installation of flutter flags along its entrance road (ATTACHMENT C). Excelsa Properties Chief Operating Officer Jonathan Woods (Columbia Pointe's ownership company) and Xiomara Satchovell and Madeline DelCarmen from Ross Management Services (Columbia Pointe management company) were present to answer questions. The flutter flags would be replaced every six months with new messaging. The proposed changes would be posted for public comment until April 2.

Resident Remarks

The Board agreed to allow a resident who arrived late to share his remarks.

Kevin Jeudy of the Columbia Pointe tenant union asked about the NRAAC presentation for Columbia Pointe, held just prior to his arrival. He asked for follow-up with the County about department inspections under the new Columbia Pointe management company.

Return to New Business

CA Management of Village Facilities

Mr. Edelson and **Ms. Warren** updated the Board on CA's proposed options for management of village facilities in all ten villages. CA's preferred option would centralize facility rental booking. CA would handle the contracts and take money for operating the booking system before sending rental revenue back to the villages. The option also included an across-the-board goal of increasing facility usage by ten percent. CA also proposed that this option could lead to another option, complete management by CA of all village facilities. These two options could adversely impact the villages' budgets as well as the availability of the facilities to residents and local organizations. The Board agreed not to support CA's centralized booking and management of village facilities.

CCR Report

Ms. Emery discussed problems with CA's resident speakout procedures, especially at the February 27 CA board meeting. She said the CA board would be holding a work session the following Thursday to discuss CA board policies. The CA board would be discussing and possibly voting on the management contracts and/or CA facilities management at its March 27 board meeting. She encouraged residents to participate in resident speakout that night or email the CA board with their comments by March 21st, ahead of the meeting.

Village Manager Report

Ms. Warren shared her update on village operations (ATTACHMENT D).

Bulletin Board

Mr. Edelson congratulated the OMHS Girls Varsity basketball team on its state semifinals win. They would be playing in the state finals in College Park the following Friday.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:38 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

February 25, 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 25, 2025 OMCA Board Meeting:

<https://youtu.be/bMQ8qv23yaA>

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 February 11, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-1).
- **Mr. McCormack** motioned to approve the February 25, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. Fried** seconded, and the motion passed (5-0-0).

Old Business

Election Monitor Committee Proposal

Mr. Edelson reviewed the Oakland Mills Election Monitor Committee's (EMC) proposal regarding release of accepted candidates' names before the application deadline (ATTACHMENT C). **Mr. McCormack** motioned to approve the written proposal from the EMC with a change to post names on the village website once certified by the EMC, rather than sending the list to residents upon request. **Ms. Emery** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson reported that the management contract and the facilities management issues had not gotten better for the villages.

CCR Report

Ms. Emery reported that there would be a closed meeting of the CA board regarding the assessment share the following day and that CA staff would present facilities management options at the CA board meeting the following Thursday, February 27. A vote on the facilities contract was on the CA board agenda for March 27.

Ms. Emery spoke about Howard County Bill (CB) 11, which sought to limit zoning for a small pilot recycling program that would be conducted by W.R. Grace. Residents of River Hill and Hickory Ridge, as well as the Cedar Creek community were concerned about possible chemical emissions, though W.R. Grace said it would comply with Maryland State air quality and emissions requirements.

Ms. Emery reported that Ecotone, the Maryland Department of the Environment, and the Army Corps of Engineers would be in Longfellow examining failing structures from a previous stream restoration the following Thursday. **Ms. Emery** planned to bring experts in to hear what they had to say.

Ms. Emery said that CA would be considering whether to purchase the current headquarters building during its April 24 board meeting.

Village Manager Report

Ms. Warren shared OMCA's 3rd Quarter Financials (ATTACHMENT D). **Mr. McCormack** motioned to approve the 3rd Quarter Financials. **Mr. Fried** seconded, and the motion passed (5-0-0).

Ms. Warren shared her update on village operations (ATTACHMENT E). She reported that the village manager representatives met with CA's Community Planner, Judelle Campbell. Many of the revisions requested by the village managers would most likely not be accepted by CA.

Ms. Warren said that she would be speaking at resident speak-out during CA's February 27 board meeting, but only for herself as a village manager and resident. Her testimony would be about CA's proposals regarding village facilities management. The Board agreed that Ms. Warren could also speak with the full support of the OMCA Board. **Ms. Warren** said she would continue to attend CA board meetings to follow and respond to issues regarding facilities management, the management contracts, and other issues.

The board agreed to return to the Resident Remarks portion of the meeting so a late-arriving resident could speak.

Resident Remarks

A resident of Columbia Pointe spoke about the new management company and conditions at the apartment complex. Communication continued to be a problem. The sprinklers and fire system were down, and security was doing walkthroughs to check for fires. There were still serious maintenance problems, with mold, broken security door locks, and other issues not being addressed in a timely manner. The board asked if previous county inspections would be reset with the new management company coming in. Howard County Executive's Strategic Outreach Coordinator Vikki Garcia said she would follow up with the applicable county departments. **Mr. McCormack** reiterated the need for public nuisance ordinances.

Committees

Education

Mr. Edelson gave an update on an Oakland Mills family affected by a recent shooting outside the Mall in Columbia.

Public Space

Mr. Wortman reported that he had spoken to Kyle Gordon, park operations supervisor over Blandair Park, to mow the tall grass along trails in the Blandair Park North area. The tall grass was a tick hazard.

Mr. Wortman spoke about Long Reach street improvements, which included reduction of lanes and the addition of bike lanes on Tamar.

The next Public Space Committee meeting would be March 18 at The Other Barn.

Tenant Committee

Ms. Pettiford-Thomas said that a tenant had won their case against Columbia Pointe, receiving \$20,000 in the case.

Bulletin Board

Mr. McCormack saw OMHS boys basketball players at HipHop Fish & Chicken and was impressed with their conduct.

Mr. Edelson congratulated the OMHS girls basketball team on their playoff win against River Hill. The team was the best in OMHS girls basketball history.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:10 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, March 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

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|------------------|--|-------------------------|
| 7:00 p.m. | <p>Opening of Meeting (5 min)</p> <ul style="list-style-type: none"> • Approve Minutes from February 25, 2025 Board Meeting • Approve Agenda for March 11, 2025 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>NEW BUSINESS</p> <ul style="list-style-type: none"> • Columbia Pointe Presentation for Installation of Flutter Flags, (15 min) • CA Management of the Village Community Buildings, (30 min) | Jon Woods, Excelsa |
| 7:45 p.m. | <p>Board Chair Report (10 min)</p> | Jonathan Edelson, Chair |

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.	Board Bulletin Board	
8:20 p.m.	Adjourn	
Upcoming Events	Jazz in the Mills Presents the Antonio Parker Group	Sunday, March 17 th , 5 pm to 7:30 pm
	Lively Arts for Little Ones Presents Tony M Music	Friday, March 21 st , 10:30 am

DRAFT

Columbia Pointe

ATTACHMENT C

APARTMENT HOMES

5764 Stevens Forest Road, Columbia, MD 21045



**Manager's Report
Oakland Mills Community Association
March 11, 2025**

2025 Elections

- The 2025 Election will be uncontested. We have 5 candidates for the Oakland Mills Village Board and 1 candidate for the Oakland Mills Columbia Council Rep. Per OMCA By-Laws, these candidates will be automatically elected to serve as the 2025-2026 OMCA Board of Directors.
- There will be a Meet the Candidates night on April 1st from 7 pm to 8 pm at The Other Barn.

Event Update:

- The first Jazz in the Mills 2025 show is the Antonio Parker Group will be held this Sunday, March 16th. Tickets are still available online and at The Other Barn.
- Lively Arts for Little Ones is scheduled for Friday, March 21st at 10:30 am with Tony M Music.
- OMCA will be hosting a CPR/Narcan Training on March 26th at 6 pm.
- Earth Day will take place in the Courtyard on Saturday, April 26th from 11 am to 2 pm. This event will be cancelled in case of inclement weather.

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.
- Ashleigh and I have set up a CPR/AED Event Staff Training on April 10th.

Management Contract

- The Village Managers were provided with CA's response to the redlined version of both the Facilities Management Contract and the Grant Management Contract. CA provided a deadline of April 22nd for the Villages to sign and return both of the revised contracts. The Villages were not provided an additional opportunity to provide feedback to CA's acceptance/non-acceptance of Village proposed changes.
- I along with many other residents spoke out against the proposed CA Management of the 24 Village Facilities. A vote will be taken by the CA Board at the March 27th CA Board of Directors meeting.