



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

April 16, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the April 16, 2025 OMCA Board Meeting:

<https://youtu.be/maTQH1WsoJo>

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; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Warren Wortman; Karin Emery.

Quorum Present: Yes

Also Present: Luminus Chief External Affairs Officer Tina Horn; Howard County Council District 2 Aide Ashley Alston.

Opening of Meeting

- **Mr. McCormack** motioned to approve the March 25, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the April 16, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. Fried** seconded, and the motion passed (4-0-0).

Old Business

FY25 Donation Review

The Board reviewed a second round of donation requests for FY25 (ATTACHMENT C). **Mr. McCormack** motioned to donate \$800 to Luminus Network, \$1000 to Oakland Mills High School Fine Arts Boosters, \$1000 to Oakland Mills Middle School PTSA, \$300 to Stevens Forest Elementary School Battle of the Books, \$450 to SFES PTA, \$500 to Thunder Hill Elementary School PTA, \$500 to Talbott Springs Elementary School PTA, and \$450 to Columbia Housing Center (total for all, \$5000). **Mr. Fried** seconded, and the motion passed (3-0-1, with **Mr. Edelson** abstaining).

OMCA FY26 Budget

Ms. Warren presented the OMCA's draft FY26 Budget (ATTACHMENT D). **Mr. Fried** motioned to approve the OMCA FY26 Budget. **Mr. McCormack** seconded, and the motion passed (4-0-0).

Mr. Fried motioned to go into closed session at 7:49 p.m. to discuss matters pertaining to employees and personnel (ATTACHMENT E). **Mr. McCormack** seconded, and the motion passed (4-0-0).

The Board came out of closed session at 8:08 p.m. **Mr. Edelson** announced that the Board voted in favor of the village manager's proposals for expenditures.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:10 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Board Members: Jonathan Edelson, Chair ~
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 Paulette Pettiford-Thomas ~ Warren Wortman
 Karin Emery, Columbia Council Representative

March 25, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the March 25, 2025 OMCA Board Meeting:

<https://youtu.be/sndFAhPXJWM>

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 (arrived 7:08 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: Judy Center Bilingual Program Assistant Lourdes Salazar; Judy Center Site Coordinator Bonita Ward; Columbia Association Aquatics Director for Community Programs & Services Marty Oltmanns; Howard County Council District 2 Aide Ashley Alston; Howard County Executive's Strategic Outreach Coordinator Vikki Garcia; see resident list.

Opening of Meeting

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

New Business

CA Liaison Update

Columbia Association Aquatics Director for Community Programs and Services Marty Oltmanns gave an update on Columbia Association operations (ATTACHMENT C).

New Stevens Forest Elementary School Judy Center Presentation

Judy Center Site Coordinator Bonita Ward gave a presentation on the new Stevens Forest Elementary School Judy Center. The center would not be a day care center but would focus on school readiness by strengthening families. Services would be open to families with children ages birth through 5 years who lived within the SFES area as well as families receiving services from Howard County Infants and

Toddlers or Early Intervention. The Center would be holding a Meet and Greet on April 10. Judy Center Bilingual Program Assistant Lourdes Salazar was also present to answer questions.

OMCA FY26 Draft Budget

Ms. Warren presented the OMCA FY26 Draft Budget (ATTACHMENT D). The budget would be brought back as Old Business.

Old Business

OMCA FY25 Donation Review

Ms. Warren presented the OMCA Board policy on donations to non-profit organizations (ATTACHMENT E). **Mr. Fried** motioned to solicit another round of donations in the amount of \$5000.

Mr. Wortman seconded, and the motion passed (5-0-0). The deadline for donation requests would be April 4, 2025 with discussion on the requests to take place at the April 8, 2025 OMCA Board meeting.

CA Management Contracts

Mr. Edelson gave an update on the management contracts process. Eight of the ten villages had requested an extension through September 30 for contract negotiations. CA had until April 4 to respond, and the village managers had written a letter to be sent to the CA board. **Ms. Warren** clarified certain issues. The Board agreed that the village managers could send a letter on behalf of OMCA to the CA board concerning the management contracts and extension.

Board Chair Report

Mr. Edelson said the OMI Green Team Spring Fling would be held at the Oakland Mills Interfaith Center on May 4 from 12:30 to 4:00 p.m.

Mr. Edelson reported that the Howard County Planning Board would be holding a meeting on May 7 for the Oakland Mills Middle School renovation/addition. County Executive Calvin Ball announced that he had fully funded HCPSS's capital budget request, including the OMMS renovation/addition. The addition would add almost 200 additional seats. The OMHS renovation/addition was still in the capital budget plan for a future year's budget.

Mr. Edelson congratulated the OMHS girls basketball team on making it to the State finals, the boys indoor track team for winning the State title, and the wrestling team for many top placements in State.

CCR Report

Ms. Emery gave an update on resident speak-out at CA's March 13 work session. Residents attended in protest of the omission of resident speak-out for the work session, but the CA board voted during the meeting to give the residents a chance to speak. She also gave an update on the CA board policies discussion that was held during the work session.

Ms. Emery said she was waiting for feedback about the natural resources plan.

Ms. Emery reported that the CA board would be discussing village facilities management at its March 27 board meeting. She said she planned to vote against it.

Village Manager Report

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

Committees

Tenant Committee

Ms. Pettiford-Thomas reported that residents could not rely on public transportation because buses were not arriving on time. **Mr. Edelson** shared contact information for applicable individuals and departments who could help with the issue.

Bulletin Board

Mr. Edelson said school organizations were still trying to raise money for end-of-year activities. FAB would be holding its mattress fundraiser on March 30, the OMHS PTSA had online fundraising, and the OMMS PTSA would be holding a fundraising activity in April. Schools were also looking for simulated congressional hearing judges, info for which could be found on the HCPSS website.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:49 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, April 16, 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 March 25, 2025 Board Meeting • Approve Agenda for April 16, 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. | OLD BUSINESS <ul style="list-style-type: none"> • FY25 Donation Review, Board Discussion, Vote (20 min) • OMCA FY26 Draft Budget, Discussion, Vote (15 min) | Brigitta Warren, Village Manager |
| 7:50 p.m. | Board Bulletin Board | |
| 7:55 p.m. | Adjourn | |

7:55 p.m.

Board Closed Session

Pursuant to the Maryland Homeowners’ Association Act the Board will meet in closed session for discussion of matters pertaining to employees and personnel.

Upcoming Events

Earth Day in the Courtyard

Saturday, April 26th, 11 am to 2 pm

Oakland Mills Annual Flower Sale

Saturday, May 3rd, 9 am to 1 pm

DRAFT

Donation Requests Received**2024_2025 OMCA Fiscal Year (May 24-April 25)****Oakland Mills Expense Additional Line for Donations in FY25 Budget: \$5000**

ORGANIZATION NAME	AMOUNT
Luminous Network	\$800
OMHS Fine Arts Boosters	\$8600
OMMS PTSA	\$1100
Rebuilding Together	No Fixed Amount
SFES-Battle of the Books	No fixed Amount
SFES PTA	\$450
The Village in Howard	\$800
THES PTA	\$1350
TSES PTA	\$750
Columbia Housing Center	\$1000

Request Total: \$ 14,850

Summary of requests, detail in attached donation requests from organizations:

LUMINOUS NETWORK - \$800 to support Luminous' ongoing work, especially that work that contributes so directly to the vibrancy of our community. Within Oakland Mills, we are working with the OMHS staff to develop a Spanish-language series of talks in the Scorpion Speaker Series to cover mental health, financial literacy, college and career readiness, and immigration rights.

OAKLAND MILLS HS FINE ARTS BOOSTERS - \$8600 towards the Oakland Mills Fine Arts Boosters as OMHS FAB needs as much support as we can get. A donation of **\$8600** would go far in helping our performing arts students excel, but any amount you are able to donate to FAB would be appreciated and could make all the difference in the high school experience for our talented performing artists. The Fine Arts Boosters fund a variety of things, including travel expenses for events like String-a-Palooza, Adjudication and Assessments, uniforms, sets and costumes for theater productions, instruments, publications, and training visits from Master Clinicians,

OAKLAND MILLS MS PTSA - \$1100 - Requesting that OMCA grant the remaining \$1,100 previously requested to support scholarships and cost reductions for our students in 6th, 7th and 8th grade to attend the Music In the Parks festival on May 2nd. Our first priority as a PTSA is working in coordination with the school and staff to best ensure that our OMMS students receive the same experiences as other students throughout Howard County.

REBUILDING TOGETHER - HOWARD COUNTY– No Fixed Amount – Any donation that helps us fulfill our mission: Safe Communities and Homes for Everyone. So far this year,

Rebuilding Together has repaired six homes in Oakland Mills. The average cost per home was \$3580.

STEVENS FOREST ELEMENTARY SCHOOL-BATTLE OF THE BOOKS – No fixed Amount - The Stevens Forest Elementary 2025 Battle of the Books Program can definitely make good use of any funds you provide. We used to raise money ourselves at PTA Family Bingo and other such events to support extracurricular activities that "Bring the Books Alive" and assist with costuming for the twenty-five fifth graders participating this year. We normally raise \$200 to \$250, but for a variety of reasons this year has been very challenging. Any contribution from OMCA will be used to purchase drinks, snacks, thrift store costume accessories, and other such expenses in support of our efforts to imitate events in the books or inspire teamwork and comadery.

STEVENS FOREST ELEMENTARY SCHOOL PTA - \$450 to help make our annual STEM night and Arts Nights incredible and enriching experiences for the community. Our **STEM Night** is held every year where we provide community members with science and tech-related activities and demonstrations. Our goal is to inspire children and stimulate their minds to be curious about science. We expect the costs for the night to be **\$900**. Additionally, our PTA will host **2 Art Nights** where we provide community members with art activities to foster creative expression. We anticipate the PTA costs for both art nights to be **\$200**.

THE VILLAGE IN HOWARD - \$800 to supplement the funding that The Village in Howard has requested to support their new volunteer coordination model. TVIH has applied for a foundation grant for seed funding for this model. Their current volunteer service model relies upon volunteer coordination by senior volunteers. This model is at capacity and is not sufficient to handle further growth. In order to handle this growth, TVIH needs to adopt a paid volunteer coordination model.

THUNDER HILL ELEMENTARY SCHOOL PTA – \$1350

- 1. \$500.00** to purchase indoor recess activities for the approaching winter/inclement months. This money will enable us to allocate between \$20-\$25 per classroom to purchase approximately two new games or activities per class.
- 2. \$1000.00** to purchase materials to support the creation and implementation of a drama program for students at THES. The primary cost for the drama program that funds would support is licensing fees for the scripts/music which can range from \$600-\$900. We do plan to supplement these costs through fundraising efforts.
- 3. \$500** to support our THES community garden. With the requested funds our community gardeners would have an opportunity to diversify the planted fruits in the garden, add seeds in the spring, and refresh the pots, soil, and compost this year.

TALBOTT SPRINGS ELENTARY SCHOOL PTA - \$750 As we approach the end of the school year, we have our final event on Friday May 30th, our annual Summer Kick-Off. It is definitely one of our bigger fundraisers (through an assortment of raffles), but it's also essentially a party. While the music, crafts, activities, and free books and snacks are happening, TSES students are provided with tickets for Free Kona Ice. If we can draw a larger crowd than last year (which the free snacks should help with), we could be looking at 250 students, which would bring our Kona Ice bill to about \$600. We would love the support of OMCA to fund these fun, frozen treats. They're always a hit!

COLUMBIA HOUSING CENTER - \$1000 To creating an online presence that provides accurate, unbiased, and holistic information about Columbia and each of its neighborhoods. This new website, ColumbiaLiving.org, will be a place for current and prospective residents to learn all about Columbia's unique history, values, and characteristics -- and to conduct research on the various neighborhoods in Columbia to learn what makes each one special, and which one feels like home. We also hope you will consider sponsoring this project with a

donation of \$1,000 to help us launch the website. There will be a unique page for your village that will provide an overview of its amenities, housing stock, and schools, along with beautiful photos and a link back to the village website. Your support as a partner on this project will help us ensure that ColumbiaLiving.org has the high-quality, professional look and feel that will make it the primary, trusted source for information about life in Columbia and for each of its neighborhoods and villages.

Village: Oakland Mills

Fiscal Year: 2026

Date

Prepared: 1-Mar-25

BOARD APPROVED OPERATING BUDGET - DRAFT

	Budget 2026	Budget FY25	Estimate FY25	Budget Variance		Current Year Est vs.	
				FY25 \$	2026 %	Next Year Budget \$	%
REVENUES							
1 CA Annual Charge Share Grant	387,751	370,539	371,271	17,212	5%	16,480	4%
A. CA Base Annual Charge Share	359,282	348,818	348,818				
B. CA Medical Reimbursement	26,971	20,245	20,245				
C. Other CA Reimbursement	1,497	1,476	2,208				
D. Payment to CA for excess cash	0	0	0				
2 Lease & Rental	174,600	193,800	175,803	(19,200)	-10%	(1,203)	-1%
A. Room Rentals	141,000	160,000	141,903				
B. Leases	29,100	29,000	28,900				
C. Retained Deposits	4,500	4,800	5,000				
3 Tuition & Enrollment	0	0	0	0	#DIV/0!	0	#DIV/0!
A. Classes	0	0	0				
B. Camps	0	0	0				
C. Other	0	0	0				
4 Interest	800	0	820	800	#DIV/0!	(20)	-2%
5 Special Events	30,000	20,000	24,800	10,000	50%	5,200	21%
6 Fees	0	50	0	(50)	-100%	0	#DIV/0!
A. Copier	0	0	0				
B. Late Fees	0	0	0				
C. Postage	0	0	0				
D. Notary	0	0	0				
E. Other	0	50	0				
7 Miscellaneous	125	150	120	(25)	-17%	5	4%
A. Sales	125	150	120				
B. Newsletter Ads	0	0	0				
C. Catering/Food Service	0	0	0				
D. Other	0	0	0				
8 Gain/loss on Disposal of Asset	0	0	0	0	#DIV/0!	0	#DIV/0!
Total Income	593,276	584,539	572,814	8,737	1%	20,462	4%

Check (Next year income minus current year income minus total variance)... sh

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Village: Oakland Mills

Fiscal Year: 2026

BOARD APPROVED OPERATING BUDGET - DRAFT

Budget 2026	Budget FY25	Estimate FY25	Budget Variance		Current Year Est vs. Next Year Budget	
			FY25 \$	2026 %	\$	%

EXPENSES

9 Staff Salaries	317,000	307,000	315,896	10,000	3%	1,104	0%
10 Janitorial Wages	1,500	2,000	1,435	(500)	-25%	65	5%
11 Contract Labor	8,000	7,500	8,143	500	7%	(143)	-2%
12 Payroll Benefits	41,000	30,000	41,433	11,000	37%	(433)	-1%
13 Payroll Taxes	26,000	24,000	25,897	2,000	8%	103	0%
14 Janitorial Expense	41,380	41,750	41,317	(370)	-1%	63	0%
A. Cleaning Service	27,000	25,000	26,129				
B. Setup & Breakdown	11,000	14,000	12,077				
C. Floors, Carpets and Windows	580	250	580				
D. Supplies	2,800	2,500	2,531				
15 Fees	34,100	28,000	16,525	6,100	22%	17,575	106%
A. Accounting	4,500	5,000	3,860				
B. Legal	5,000	10,000	0				
C. Performance	0	0	0				
D. Audit	11,000	0	0				
E. Web	3,000	3,000	3,076				
F. Payroll	3,600	NA	NA				
G. Other	7,000	10,000	9,589				
16 Operating Expenses	9,100	7,700	7,725	1,400	18%	1,375	18%
A. Office Supplies	2,600	2,000	2,551				
B. Program Supplies	500	500	190				
C. Cost of Sales (e.g. HOA docu	100	100	0				
D. Postage	1,000	2,800	265				
E. Staff Development	200	150	74				
F. Catering/Food Service	200	150	0				
G. Other	4,500	2,000	4,645				
17 Business Expenses	3,750	2,300	3,838	1,450	63%	(88)	-2%
A. Mileage	250	600	233				
B. Food (Business Meals)	2,500	1,500	2,800				
C. Other	1,000	200	805				
18 Insurance	16,000	11,000	15,570	5,000	45%	430	3%
19 Advertising	2,000	5,000	1,733	(3,000)	-60%	267	15%
20 Newsletter	0	0	0	0	#DIV/0!	0	#DIV/0!
21 Other Printing	2,000	6,000	0	(4,000)	-67%	2,000	#DIV/0!
22 Donations/Contributions	5,000	5,000	5,000	0	0%	0	0%
23 Special Events	26,000	25,000	25,000	1,000	4%	1,000	4%
24 Taxes	1,000	1,000	600	0	0%	400	67%
25 Utilities	38,000	40,000	36,803	(2,000)	-5%	1,197	3%
A. Gas & Electric	28,000	32,000	27,000				

B. Water & Sewer	2,500	2,200	2,434				
C. Telephone	7,500	5,800	7,369				
26 Repairs & Maintenance	13,000	13,000	16,201	0	0%	(3,201)	-20%
A. Building	11,000	10,000	14,118				
B. Equipment	2,000	3,000	2,083				
C. Rental	0	0	0				
D. Vandalism	0	0	0				
E. Other	0	0	0				
27 Furniture, Fixtures and Equipment	2,000	2,000	1,704	0	0%	296	17%
28 Total Expenses Before Depreciation	586,830	558,250	564,820	28,580	5%	22,010	4%
29 Depreciation	6,000	8,900	6,836	(2,900)	-33%	(836)	-12%
30 Total Expenses	592,830	567,150	571,656	25,680	5%	21,174	4%
Increase/(Decrease) in Unrestricted	446	17,389	1,158	(16,943)	-97%	(712)	-62%

Check (Next year expenses minus current year expenses minus total variance).. 0 0

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

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

DATE: 4/16/2025
TIME: 7:48 pm

MOTION BY: Andrew Fried

SECONDED BY: B. H. McCormack

VOTE TO CLOSE SESSION:

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

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)	X	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:

Additional staff bonuses + large purchases

TIME CLOSED SESSION BEGAN:

7:49 pm

TIME CLOSED SESSION ENDED:

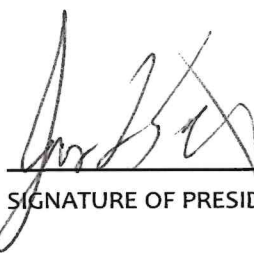
8:08

PERSONS PRESENT DURING CLOSED SESSION:

B. Warren, B. McCormack, J. Eelison, A. Fried, P. Rethford-Thames

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

Board voted in favor of UM proposal for expenditures



SIGNATURE OF PRESIDING OFFICER