



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 22, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the April 22, 2025 OMCA Board Meeting:

<https://youtu.be/1eGCzwmTheE>

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:12 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: OMCA Election Monitor Committee Members Anita Long and Pat Gilreath; Columbia Association Aging Well in Columbia Advocacy Committee Liaison to OMCA Helen Cook; see resident list.

Opening of Meeting

- **Mr. McCormack** motioned to approve the April 16, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (3-0-1).
- **Mr. McCormack** motioned to approve the April 22, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded. **Mr. McCormack** motioned to amend the agenda. **Mr. Wortman** seconded, and the motion to amend passed (4-0-0). The Board voted 4-0-0 to approve the agenda as amended.

Resident Remarks

Helen Cook, Columbia Association's Aging Well in Columbia Advocacy Committee liaison for Oakland Mills introduced herself.

Old Business

Certification of 2025 OMCA Election Results

Election Monitor Committee Members Anita Long and Pat Gilreath presented their report on the 2025 OMCA Elections. The 2025 Oakland Mills Board election was non-contested, and all candidates were deemed elected—Bill McCormack Jr., Paulette Pettiford-Thomas, Daniel Pierce, Andrew Mark Fried, and Jonathan Edelson. The Oakland Mills Columbia Council Representative contest was also uncontested, and candidate Karin Emery was deemed elected. **Mr. McCormack** motioned to certify the results of the OMCA 2025 elections. **Mr. Wortman** seconded, and the motion passed (5-0-0).

Village Management Contract

Ms. Warren gave an update on negotiations with CA regarding the village management contracts. More information was needed about the contracts, and **Ms. Warren** reported that she had not yet received the final contracts for signature. Both were necessary so the Board could vote on the contracts. The Board agreed to hold a special online Board meeting on April 29, 2025 to vote on the management contracts.

Board Chair Report

Mr. Edelson reported that the assessment share formula must be set by January 2026 or it would remain as it is currently. Owen Brown was asking that each village send a representative to help set the assessment share formula. **Mr. Edelson** recommended Ms. Warren or Mr. McCormack. The Board agreed that Ms. Warren could represent Oakland Mills.

CCR Report

Ms. Emery reported that the first CA board meeting of the year was scheduled to be held on May 8. If one of the villages did not meet quorum for their village elections, they would need an additional two weeks before the CA board could meet. The CA board would discuss the issue at its meeting on April 24.

Village Manager Report

Ms. Warren shared her update on village operations (ATTACHMENT C). Ms. Warren thanked all of the Board members for a great Board year.

Committees

Architecture Committee

Mr. Fried presented his report on RAC meetings and applications for 2024-25 (ATTACHMENT D).

Education Committee

Mr. Edelson reported that he had spoken with the Baltimore Banner about OMHS's renovation placement in an upcoming HCPSS capital budget. An article had not been published yet about the subject.

Public Space Committee

Mr. Wortman said he would be stepping back from leading the Public Space Committee.

Bulletin Board

Mr. McCormack thanked everyone for a great Board year.

Mr. Edelson expressed thanks specific to each member of the Board.

Ms. Emery thanked Mr. Edelson for his service as Board Chair.

Mr. Fried thanked Mr. Edelson for his service as Board Chair and Mr. Wortman for his years serving as a Board member.

Ms. Pettiford-Thomas also expressed her thanks for those who served on the Board.

Mr. Wortman thanked everyone for their service. He hoped Public Space projects would be completed, especially the Red Branch Road crosswalk. He asked that the Board and community continue to advocate for the crosswalk.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:30 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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April 16, 2025

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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



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

**Manager's Report
Oakland Mills Community Association
April 22, 2025**

Event Update:

- Jazz in the Mills featuring vibraphonist Warren Wolf will be held on Sunday, June 22nd. Tickets are available online and at The Other Barn.
- Our last Lively Arts for Little Ones concert was held on April 11th with Pam the Kindersinger. Our Lively Arts for Little Ones series will be back in October. Thank you, Amy!
- Earth Day will take place in the Courtyard this Saturday, April 26th from 11 am to 2 pm. If there is inclement weather, this event will be cancelled.
- Our flowers are ordered for our 2025 Flower Sale. It will be held on Saturday, May 3rd from 9 am to 1 pm.
- We are bringing back our Welcome Summer event on Thursday, June 25th at 6 pm in the Courtyard. We will have a hot dog food truck and a gelato truck, MK Trio (an up-and-coming jazz trio) will be performing, and more activities in the Courtyard.

Oakland Mills Village Center

- The Oakland Mills Farmers Market is scheduled to back in the village center beginning May 11, 2025, and will be open from 9am to 1pm.

Rentals:

- On Monday, April 7th, Ashleigh and I held a CPR/AED Weekend Event Staff Training to certify, re-certify all weekend event staff, Ashleigh and myself. We are fully into our spring rental season.

Management Contract

- The CA Board did add the Village Management Contract to their April 10th agenda. After much discussion, it was decided that the management contract signature deadline was moved to April 24th. It was also decided that Shawn MacInnes would reach out to the villages and set up additional meetings to discuss contracts. The two Village Manager reps met with Shawn MacInnes and Susan Krabbe twice last week and have come to some positive adjustments and clarifications. There was an additional meeting held today between the same parties. An update will be provided as it is available.

Thank you to all of you for a great year. I have enjoyed working with each one of you and am very appreciative of all of the time and insight you provide to Oakland Mills Village and the Oakland Mills Community Association staff.

2024-25 RAC/Exterior Applications Report

Andrew Fried, OMCA Architectural Committee Chair

4/22/2025

Average Applications per Meeting: 9

High: May 14

Low: Feb 4.5

Average applications/month:

- May - 14
- June (one meeting) – 10
- July - 11.5
- Aug - 11
- Sep - 10.5
- Oct - 8.5
- Nov - 7
- Dec - 12
- Jan - 5
- Feb - 4.5
- March - 7.5
- April - 8, 10

Types of Applications

Remove/replace dying tree - 33

Plant new trees and/or shrubbery (not replacing dying trees) - 2

Install/repair/replace deck - 20

Enclose deck wall/screen & cover/roofing (sunroom) - 6

Remove deck - 3

Replace/paint outside door (front or back)/storm/trim/sidelight - 18

Replace/repaint siding (panels) - 17

Install/replace window/frame - 16

Install/replace (repaint) fence - 15

Replace roof - 11

Install/extend/replace walkway/steps (pavers) - 11

removing pavers/walkway - 1

Install/replace shed - 10

Install/replace patio - 10

Replace (repaint) gutters & downspouts (& eaves/fascia) - 8

Install/replace outdoor lighting - 5

Install yard retaining wall - 5

Install solar panels - 4 (on roof)

Install solar panels not on roof (on posts coming out of ground) - 1

Install/extend garden beds / mulch - 4

- replace garden mulch retainer walls - 3
- add movable planter box/bed
- remove garden bed
- Major addition (not including enclosing a deck) - 3
- In-home Business (assisted living) - 3 (1 x 2)
- Install channel drainage - 3
 - Re-grade lawn for proper water runoff
- Install fire pit - 3
- Install stone landscaping - 3
- Install/replace hand railing (walkway) - 3
- Add compost bin - 2
- Cover patio/walkway - 2
- Install gazebo - 2
- Replace/extend driveway - 2

The following had one application each:

- Extend carport
- Convert carport into garage
- Install Chicken coop
- Replace Chimney caps
- Install sliding glass Door
 - Exception: sliding glass door color (brown) granted because it was behind a privacy fence (& trees/bushes)
- Install outdoor foyer/entryway
- Install electric vehicle charger
- Install deer fencing
- Replace garage door
- Install greenhouse
- Install outdoor jacuzzi
- Install outdoor kitchen
- Install outdoor Little Free Library
- Install kids play set (slide, swing, climbing)
- Install window shutters
- Re-paint shutters
- Display outdoor trampoline
- Display outdoor antique wheelbarrow