



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 ~ Dr. Daniel Pierce ~
Karin Emery, Columbia Council Representative

July 8, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the July 8, 2025 OMCA Board Meeting:

<https://youtu.be/QwbBxrxZjA>

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; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Paulette Pettiford-Thomas

Quorum Present: Yes

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

Opening of Meeting

- **Mr. McCormack** motioned to approve the June 10, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the July 8, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

Resident Remarks

Resident and former CA/OMCA Board member Ginny Thomas thanked the Board for leading the way in resident speak-out and listening to residents' concerns. CA advisory committees used to be made of members recommended by the villages, but she noted that since staff had taken over the committees, many committee members had quit and morale was low. Some committees had ended. Oakland Mills residents were now volunteering for CA advisory committees.

Ms. Thomas also spoke about CA resident speak-outs and changes she viewed as detrimental to CA-resident relations. A proposal for a new policy limiting board members to two turns during a discussion would make it harder for CA board members to discuss issues. She said CA ethics policies were being weaponized to try to oust board members. False ethics complaints cost the residents by generating lawyer fees. And the CA board was seeking the ability to kick members off the board, but Ms. Thomas pointed out that the power to remove CA board members was in the resident's hands, not the CA board's.

Ms. Thomas recommended reverting the CA board to the Columbia Council. The current structure—members elected to the Columbia Council would appoint themselves to the CA Board of Directors at the beginning of the new board year—meant the villages were losing their ability to have effective representation on the board due to a shift in board members’ accountability from the villages to CA.

Ms. Thomas asked the OMCA Board to take a position and send a letter to CA and perhaps to news outlets. The issue would be brought back at a future Board meeting.

Board Chair Report

Mr. Edelson reported that Phil Engelke, former OMCA Board member and Howard County Planning Board member, had been following up about the removal of trees from the Exxon station on the corner of Stevens Forest Road and Broken Land Parkway. The property was part of Owen Brown Community Association, and neither OBCA nor OMCA had covenant authority over the property, so Mr. Engelke had been in contact with Howard County Zoning. County zoning regulations required a tree buffer around business properties. There was an open zoning code enforcement case against the gas station.

Mr. Edelson noted that construction had begun on Oakland Mills Middle School.

CCR Report

Ms. Emery said that the following Sunday would be a free pool day at CA pools. Anyone with a Columbia Card could attend for free. The Coral Reef Encounter was back. Residents were required to register, and she recommended that residents sign up as soon as possible since slots filled up quickly.

Ms. Emery reported that there would be a meeting of the County’s New Town Task Force on July 22 and September 23. Registration was open for the July meeting if residents wanted to attend.

Village Manager Report

Ms. Warren shared her update on village operations (ATTACHMENT C). **Mr. McCormack** recommended sending a thank-you to the County for putting up banners promoting merchants in Oakland Mills. He also asked about the Board goals being put on the next Board meeting agenda. A discussion ensued.

Dr. Pierce said that there had been complaints from the Emerson Hill Townhouse community about traffic in Blandair near the community. He would get back to Ms. Warren about adding a meeting with Howard County Recreation and Parks officials to a future Board meeting agenda.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



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 Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~
 Karin Emery, Columbia Council Representative

June 10, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the June 10, 2025 OMCA Board Meeting:

<https://youtu.be/6jTGqb9rwSY>

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; Dr. Daniel Pierce; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: OMCA Covenant Advisor Carrie Wenholz, OMCA NRAAC member Phil Engelke, OMCA NRAAC member David Smith, Columbia Pointe/Ross Companies Regional Sales and Marketing Supervisor Pamela Marquez; Columbia Pointe/Exelsa Properties Chief Operating Officer Jonathan Woods; 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

- **Dr. Pierce** motioned to approve the May 27, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-0).
- **Dr. Pierce** motioned to approve the June 10, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. Fried** seconded, and the motion passed (4-0-0).

New Business

NRAAC Presentation of Rebranding Exterior Signage for Columbia Pointe

Excelsa Properties Chief Operating Officer Jonathan Woods presented the company's NRAAC application for changes to Columbia Pointe's main entrance sign (ATTACHMENT C). The sign had been damaged in an accident, and the name of the property would also be changing to Aspen at Lake Trail. The changes would only be made to the center part of the sign and did not involve an overall re-design of the sign. **Mr. Edelson** explained the NRAAC process, which included a 3-week public comment period before the NRAAC would consider the application. OMCA Covenant Advisor Carrie Wenholz added that the Board could, at its discretion, based on the scale and nature of the application, vote to bypass the public comment period and send the application directly to the NRAAC, per the NRAAC guidelines

(section 1.1). **Mr. McCormack** motioned to bypass the public comment period and send the application directly to the NRAAC. **Dr. Pierce** seconded, and the motion passed (5-0-0).

CA Liaison Update

Columbia Association Aquatics Director for Community Programs & Services Marty Oltmanns shared his update on CA (ATTACHMENT D).

Board Chair Report

Mr. Edelson mentioned a communication from Howard County Councilmember Opel Jones' office about new legislation the councilmember had introduced that would increase fines for commercial vehicles parking on residential streets. **Ms. Warren** said that she had sent the Board an email about the legislation earlier in the day. The current fine was the lowest in Maryland and was cheaper than parking fees and thus not serving as an effective deterrent. The new proposed fines would bring the amount closer to surrounding jurisdictions' fines and provide more deterrence. Howard County Council District 2 Aide Ashley Alston gave further information and clarification. **Mr. Edelson** said that written testimony on the bills would be accepted by the County through July 7, but the Board would not hold a regular meeting before then. The Board agreed to send questions Mr. Edelson and Ms. Warren by June 20, followed by agreement on a position electronically by June 24.

Mr. Edelson followed up about the assessment share formula committee. No action had been taken yet.

Mr. Edelson asked Ms. Alston and Howard County Executive's Strategic Outreach Coordinator Vikki Garcia about more permanently repairing the roadway on Stevens Forest Road near Softshade Way. The County had repaired a pothole in the road seam several times, but it kept coming back, and roots or some other factor were warping the road.

CCR Report

Ms. Emery reported that the CA Board of Directors planned to implement new rules for its board meetings. These rules were coming from the CA Board chair and were not being voted on before implementation. The rules included limitations to two periods of three minutes each for each board member during each discussion. Also included was a rule change to restrict board members from asking clarifying questions during resident speakout, instead requiring board members to only ask questions before the meeting on residents' remarks submitted in writing.

Village Manager Report

Ms. Warren shared the FY25 4th Quarter Financials with Variance Memo (ATTACHMENT E). **Dr. Pierce** motioned to approve the FY25 4th Quarter Financials with Variance Memo. **Mr. Fried** seconded, and the motion passed (5-0-0).

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

Mr. McCormack motioned to go into closed session at 8:11 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT G). **Mr. Fried** seconded, and the motion passed (5-0-0).

The Board came out of the closed session at 8:41 p.m. **Mr. Edelson** announced that the Board had voted to remove the flag from an OMCA/CA charge account.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:41 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, Architecture Chair, Paulette Pettiford-Thomas, Daniel Pierce; **Columbia Council Representative:** Karin Emery

Tuesday, July 8, 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. | Opening of Meeting (5 min) <ul style="list-style-type: none"> • Approve Minutes from June 10, 2025 Board Meeting • Approve Agenda for July 8, 2025 Board Meeting | Jonathan Edelson, Board 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. | Board Chair Report, (10 min) | Jonathan Edelson, Board Chair |
| 7:25 p.m. | Columbia Council Rep Report (10 min) | Karin Emery, CCR Rep |
| 7:35 p.m. | Village Manager Report (10 min) | Brigitta Warren, Village Manager |
| 7:45 p.m. | Board Bulletin Board | |
| 7:55 p.m. | Adjourn | |
| Upcoming Events | Oakland Mills Community Pool Party | Monday, August 4 th , 6:30pm-8:30pm |

**Manager's Report
Oakland Mills Community Association
July 8, 2025**

Event Update

- Jazz in the Mills featuring vibraphonist Warren Wolf was a wonderful success. Our next concert is on September 14th and features Tia Ade'. Tickets are on sale now.
- Our Welcome Summer event had an okay turnout, but for those who attended, the music was great. There was a little confusion about the start time of the music, but once the music started, it was great!
- Our next event is the Community Pool Party on Monday, August 4th. Tickets are \$3 and are on sale on Eventbrite.
- Amy will be putting out a request for vendors for the 2025 Fall Festival. The Festival will be held on Saturday, October 4th, from 11 am to 3 pm. (Please note that we have shortened it by one hour). She has already booked the performers and food trucks.
- Amy is also working on our 2025-2026 Lively Arts performances.

Facility and Rental Coordinator Position

- Our new Facility and Rental Coordinator started yesterday, 7/7. She will be working approximately 30 hours per week, Monday through Friday.

Staff/Board Picnic

- Thank you to all who attended the picnic. We had to move it to The Other Barn and then it never rained, but it was a good time, nonetheless. Thank you, Amy!

Audit

- The bookkeeper, accountant, and I are gathering all documents for our audit that will take place on July 21st.