



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

September 23, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the September 23, 2025 OMCA Board Meeting:

<https://youtu.be/tIPn48NakeU>

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:00 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Karin Emery, Columbia Council Representative; Dr. Daniel Pierce; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

Absent: Paulette Pettiford-Thomas

Quorum Present: Yes

Also Present: Howard County Local Health Improvement Coalition Community Engagement Coordinators Stephanie Foster and Ashton Jordan; Howard County Council District 2 Aide Ashley Alston; Howard County Executive's Office Community Outreach Coordinator Vikki Garcia; see resident list.

Opening of Meeting

- **Dr. Pierce** motioned to approve the September 9, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the September 23, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

New Business

Howard County Local Health Improvement Coalition Presentation

Howard County Local Health Improvement Coalition Community Engagement Coordinator Stephanie Foster presented information on the organization's purpose and activities (ATTACHMENT C). The next full coalition meeting would take place on October 16. Residents needing help with food, housing, and other needs could visit the health department's CAREAPP. Ms. Foster said the LHIC had online Narcan training courses for residents.

Oakland Mills Fall Festival Report

Ms. Carpenter reported on the OM Fall Festival (ATTACHMENT D).

CCR

Ms. Emery reported on the CA Town Hall. She also gave an update on the CA ethics policy review and the proposed changes to how the CA board handles board members who violate ethics policy.

Village Manager Report

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

Ms. Warren shared the FY26 1st Quarter Financials (ATTACHMENT F). **Mr. Fried** motioned to approve the FY26 1st Quarter Financials. **Dr. Pierce** seconded, and the motion passed (4-0-0).

Ms. Warren shared her update on village operations (ATTACHMENT G). **Ms. Warren** also reported that she met with CA President/CEO Shawn MacInnes. They discussed the budget and burdens placed on villages for wear and tear on facilities. She suggested to Mr. MacInnes that CA maintain a continually rolling facility maintenance calendar.

Committees

Architectural Committee

Mr. Fried reported that an application that had caused a conflict between neighbors had been resolved.

Open Space Committee

Mr. McCormack announced that there would be an Open Space Committee meeting on October 15 at 7:00 p.m. at The Other Barn. The focus would be on ways to enhance open space in Oakland Mills, encourage residents to use it, and to increase lien payers' investment in it.

Public Space

Dr. Pierce reported that he was still working on advocating for the crosswalk at 108 and Red Branch Rd.

Bulletin Board

Mr. Edelson said that he had talked with a local business owner who seemed to be facing issues similar to another business's past issues with an owner of a commercial property in Oakland Mills.

Ms. Warren said OMCA was accepting non-profit donation requests until October 15. She thanked Mr. Fried for being responsive about covenant issues. She also thanked Ms. Carpenter for her work on the OM Fall Festival.

Ms. Carpenter said she hoped to present the new village website soon to the board for review.

Mr. Fried motioned to go into closed session at 8:16 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT H). **Dr. Pierce** seconded, and the motion passed (4-0-0).

The Board came out of closed session at 8:19 p.m. **Mr. McCormack** announced that the Board had voted in favor of two actions on architectural matters on residential properties.

Mr. McCormack adjourned the regular OMCA Board meeting at 8:19 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



oakland mills
we value connections

Oakland Mills Community Association Village Board Meeting Minutes

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Board Members: Jonathan Edelson, Chair ~
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Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~
Karin Emery, Columbia Council Representative

September 9, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the September 9, 2025 OMCA Board Meeting:

<https://youtu.be/IyEWH9p5UNQ>

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 7:30 p.m.); Andrew Mark Fried, AC Chair; Karin Emery, Columbia Council Representative; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

Quorum Present: Yes

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

Opening of Meeting

- **Mr. Fried** motioned to approve the August 26, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Ms. Pettiford-Thomas** motioned to approve the September 9, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

New Business

CA Budget Testimony

Ms. Warren shared OMCA's previous 2024 CA Budget testimony (ATTACHMENT C). The Board discussed items to keep, remove, and add. The subject would be brought back for discussion during Old Business at a future Board meeting.

OMCA Donation Policy

Ms. Warren shared OMCA's Donation policy for the Board's review (ATTACHMENT D). The Board agreed to move forward with the call for donation requests.

Old Business

CB25-2025 Testimony

The Board discussed written testimony that it intended to submit regarding CB25-2025 (ATTACHMENT E). The bill would extend the County's Aging in Place tax credit. The Board added a recommendation to

eliminate the cap on the tax credit altogether. **Mr. Fried** motioned to send the written testimony with revisions. **Dr. Pierce** seconded, and the motion passed (4-0-0).

Board Chair

Mr. Edelson reported that funds for the OMHS renovation were on track to being included on the HCPSS FY27 capital budget.

CCR

Ms. Emery said a Town Hall hosted by CA would be held at Slayton House on September 11 at 7:00 p.m. The Town Hall would give residents extra time to speak, and there would be presentations by CA staff. CA planned to hold more Town Hall meetings.

Ms. Emery reported that a new CA CFO had begun working, Shon McCollum.

Village Manager Report

Ms. Warren shared the revised FY25 Financials (ATTACHMENT F). **Mr. McCormack** motioned to approve the FY25 Financials as revised. **Mr. Fried** seconded, and the motion passed (5-0-0).

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

Ms. Warren reported on a villages allocation formula meeting held the previous week with representatives from each village. At the meeting, it was decided that one representative from each village would attend future meetings. The Board agreed to send Ms. Warren as OMCA's representative.

Ms. Warren said the new OMCA Little Free Library was now ready to be installed. **Ms. Warren** thanked Mike Lilly from CA Open Space for preserving and artistically framing the old Little Free Library's sides, which had been painted by late OM staff member and friend, Reggie Smith. The preserved paintings would be hung in The Other Barn with a plaque.

Bulletin Board

Mr. McCormack asked Howard County Executive's Office Community Outreach Coordinator Vikki Garcia if there was an update on implementation of the homeowner infrastructure bill. She said the County Executive was aware of the issue and that it had come up in a County meeting. She would continue to update the Board on the issue.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:04 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, September 23, 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/85496349120>

Meeting ID: 854 9634 9120

One tap mobile

+13017158592,,85496349120# US (Washington DC)

Oakland Mills Board of Directors

7:00 p.m.

Opening of Meeting (5 min)

- Approve Minutes from September 9, 2025 Board Meeting
- Approve Agenda for September 23, 2025 Board Meeting

Bill McCormack Jr, Board Vice-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

- **Howard County Local Health Improvement Coalition Presentation, (20 min)**
- **Oakland Mills Fall Festival Update, (10 min)**

Stephanie Foster, Community Engagement Coordinator

Amy Carpenter, Events and Administrative Coordinator

7:45 p.m.

Columbia Council Rep Report (10 min)

Karin Emery, CA Rep

7:55 p.m.	Village Manager Report (10 min) • FY26 1st Qtr. Financial Reports, Vote • Operations Update	Brigitta Warren, Village Manager
8:05 p.m.	Committee Reports (20 min) • Architecture, (5 min) • Open Space (5 min) • Public Space (5 min) • Tenant (5 min)	Andrew Fried, Chair Bill McCormack Jr, Chair Daniel Pierce, Chair Paulette Pettiford-Thomas
8:25 p.m.	Board Bulletin Board	
8:30 pm.	Adjourn	
8:30 p.m.	Board Closed Session Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.	
Upcoming Events	Taming the Bamboo Seminar Oakland Mills Fall Festival Lively Arts for Little Ones Presents Mr. Boom Boom	Wednesday, September 24 th , 6:30 pm Saturday, October 4 th , 11am to 3 pm Friday, October 17 th , 10:30am to 11:15 am



Howard County Local Health Improvement Coalition

Overview

Howard County LHIC

Local Health Improvement Coalition



HOWARD COUNTY
HEALTH DEPARTMENT

Promote. Preserve. Protect.

www.hclhic.org [@hclhic](https://twitter.com/hclhic)

Mission and Vision

MISSION

Howard County's Local Health Improvement Coalition (HCLHIC) works to achieve health equity and to identify and reduce health disparities for all in Howard County.

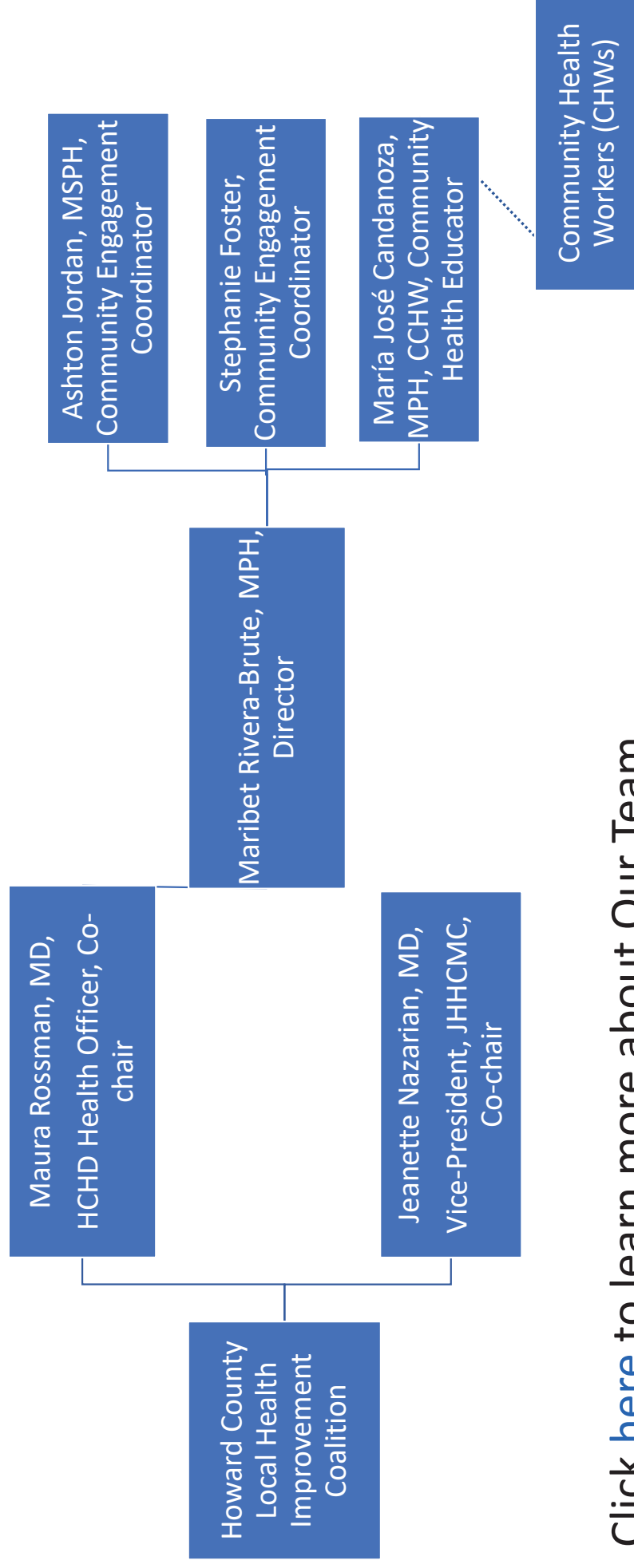
VISION

All community members in Howard County have an equitable opportunity to achieve health and wellness.

Values

- Evidenced-Based
- All partners have a voice
- Inclusive of Howard County's diverse community
- Collaboration
- Transparency
- [HCLHIC By-Laws \(Rev. 7/2025\)](#)
- [FY26-28 Strategic Plan](#)

HCLHIC Organizational Chart



Click [here](#) to learn more about Our Team.

Howard County LHIC

Local Health Improvement Coalition

www.hclhic.org

[@hclhic](https://twitter.com/hclhic)

HCLHIC Priorities



HEALTHY
BEGINNINGS

Healthy Beginnings: Healthy lifestyle activities related to prevention and care to improve maternal, infant, and family health.



HEALTHY
LIVING

Healthy Living: Healthy lifestyle activities for disease prevention through improved access to healthy foods, health education, safe physical activity opportunities, and healthcare.



HEALTHY
MINDS

Healthy Minds: Healthy lifestyle activities for social engagement to support mental wellness and behavioral health.

Howard County LHIC

Local Health Improvement Coalition

www.hclhic.org

[@hclhic](https://twitter.com/hclhic)

Updated Workgroups



Community Health Workers (CHWs) Program

- Community Health Workers (CHWs) encourage health and wellness by helping people in their communities engage in healthy behaviors.
- CHWs at the Howard County Health Department may be available to help:
 - Support learning to community members with chronic disease and other health needs
 - Encourage healthy lifestyle choices with families, pregnant and post-partum birthing people, and older adults, and/or
 - Make referrals to community resources and social services

Engagement

- Quarterly Full Coalition meetings
- Workgroup meetings
- Website: resources, calendar of events
- Social Media: Facebook, X (formerly Twitter), and Instagram
- Newsletters: Digest, Action Alert, Member Resources
- Community outreach and place-based initiatives
- Request Howard County Health Department Program resources and/or presence at events using [form](#)

HCLHIC Communications

HCLHIC Website: <https://www.hclhic.org/>

HCLHIC Digest is shared the beginning of the month:
<https://www.hclhic.org/membership/digest>

Member Action Alert is shared the middle of the month:
<https://www.hclhic.org/membership/action-alert>

Member Resources is shared with Digest and Action Alert:
<https://www.hclhic.org/membership/member-resources>

Social Media (Facebook, X, Instagram): @hclhic

Howard County LHIC

Local Health Improvement Coalition

www.hclhic.org

[@hclhic](https://www.hclhic.org)

Membership

- Free and open to all who live and work in Howard County
- [Current membership](#) (as of August 2025)
 - Individual members: 680
 - Organizational members: 236
- Membership form:

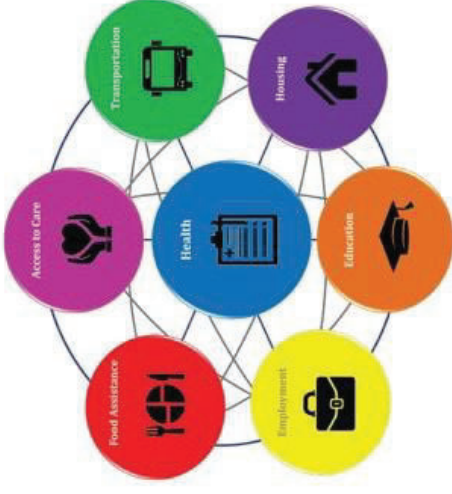
<https://www.hclhic.org/membership/become-a-member>

CAREAPP Resource

Use CAREAPP to find help with food, housing, health and more!

- Visit www.FindHCResources.org
- Enter your ZIP code and select Search
- Choose a category to browse local programs

CAREAPP is a free resource.



CAREAPP



Thank you,

Email: lhic@howardcountymd.gov

Howard County LHIC

Local Health Improvement Coalition



HOWARD COUNTY
HEALTH DEPARTMENT

Promote. Preserve. Protect.

www.hclhic.org

[@hclhic](https://twitter.com/hclhic)

Fall Festival Update for OMCA Board Meeting 9/23/2025

Vendor/community orgs:

We have 39 confirmed vendors, including the Bike HoCo Bike Corral, Yards Alive Native Plant Share, OMHS Food Pantry (accepting donations at the festival), and County & State organizations. In addition, the OMHS Fine Arts Boosters will have a tent, the TSES PTA will offer facepainting and crafts, and the OMHS Poms will be helping with our kids crafts tent. See a full list of vendors on the OM Fall Festival website.

Food:

- SFES PTA Hot Dog Stand
- Retro Grill
- DF 26 Mexican Food
- Mike's Gelato
- Mike's Homemade from the Heart (cookies)

Entertainment:

- OMHS Band & POMS (11:00)
- Rocknoceros (11:30)
- School of Rock (12:30)
- SoulTET (1:45)
- The Teen Center will be offering Line Dance classes for all ages & abilities at 12:30 and 1:15 in The Barn.

Kids activities:

- Young entrepreneurs (2 under-16 vendors)
- Easy, simple kids crafts run by the OMHS POMs
- TSES facepainting & kids crafts
- Free pumpkins for 12 and under while supplies last

Government/CA officials:

We're still waiting to hear back from the County, but CA President/CEO Shawn MacInnes will be speaking at 11:15 a.m., after the OMHS Band & Poms perform.

Fall Festival website:

The festival website has been updated with lists of all vendors, food vendors, and performers. Website: <https://events658.wixsite.com/om-fall-festival>

What I'm doing right now:

I am currently in the process of creating the layout map and will meet with Brigitta and CA on Monday, September 29. I'm also sending the final confirmation letter to vendors.

Volunteers:

We can always use volunteers. Board members are especially welcome to attend and interact with the community. A great time to come is at the beginning when we have the band perform and officials speak. Wear your OMCA orange board shirt if you want to show some extra community spirit!

OAKLAND MILLS COMMUNITY ASSOCIATION

FINANCIAL STATEMENTS
FY25 QUARTER 4 REVISED

APPROVALS:

Chairperson _____ Date _____
Jonathan Edelson

Village Manager _____ Date _____
Brigitta Warren

PREPARED BY:

Deborah L. Herman, CPA Date 9/17/2025

**Oakland Mills Community Association
The Other Barn
5851 Robert Oliver Place
Columbia, MD 21045**

September 17, 2025

TO: Jackie Tuma, CPA, CFE, CA Director of Audit and Advisory Services Auditor
Hunter Kraus, Senior Auditor, Office of Audit and Advisory Services
Shawn MacInnes, CA President/CEO

FROM: Brigitta Warren, Village Manager, Oakland Mills Community Association

SUBJ: FY25, 4th Quarter Financial Variance Memo (Updated 9-17-25)

Revenue:

- 4. Interest:** Interest rate increases were not budgeted.

Expenses:

- 10. Janitorial Wages:** Set up and Breakdown costs were overbudgeted.
- 12. Payroll Benefits:** Per Management Contract, staff member added benefits after enrollment date so Oakland Mills covers employer benefit costs for sixth months. Worker's Comp insurance should have been under this category.
- 15. Fees:** Oakland Mills has not accrued any legal fees as of close of 4th Quarter FY25.
- 17. Business Expenses:** Pricing for items for staff events has increased significantly.
- 18. Insurance:** Included Worker's Comp insurance in this category when it should have been included under Payroll Benefits.
- 19. Advertising:** Alternative advertising for The Other Barn has been less expensive than anticipated.
- 21. Other Printing:** Oakland Mills did not hold an election this year and did not need to send out a newsletter.
- 22. Donations/Contributions:** Oakland Mills gave out additional donations at the end of FY25.
- 24. Taxes:** Due to billing schedule taxes are under budget.
- 26. Repairs and Maintenance:** Unexpected repairs due to renter misuse. Painting of kitchen and kitchen stairs area.
- 27. Furniture and Fixtures:** Purchased 3 necessary replacement laptops.

Village: OAKLAND MILLS
Fiscal Year: FY25
Quarter: 4
Date Prepared: 09/17/2025 REVISED

Input Cell

SCHEDULE A

BEGINNING CASH

1 Cash and Investments 318,408

SOURCES OF FUNDS

2 Bank Loans & Other Loans
during period (Increases Only)

a) Loan #1

0

b) Loan #2

0

c) Subtotal - Bank Loans & Other Income

0

3 Total Revenue - Year-to-Date

573,411

4 Proceeds from Sale of Capital

0

5 Subtotal - Funds from all Sources (lines 1 + 2c + 3 + 4)

891,819

USES OF FUNDS

6 Total Expenses - Year-to-Date

562,311

7 Capital Expenditures Made During Period not
Included in Line 6 above

5,948

8 Subtotal - all disbursements
(Lines 6 + 7)

568,260

9 Less Depreciation & Other Non-cash
Charges Recorded in Line 6 Above

6,688

10 Disbursements Less Depreciation
(Line 8 less Line 9)

561,572

11 Subtotal - (Line 5 minus Line 10)

330,247

OTHER CHANGES

12 Other Current Assets - (Increases)/Decreases between
4/30 of current year and 4/30 of prior year

4,184

13 Short-term Liabilities - Increases/(Decreases) between
4/30 of current year and 4/30 of prior year

(86,665)

14 Subtotal of changes in current assets and liabilities (Lines 12 + 13)

(82,481)

ENDING CASH

15 Cash and Investments

247,766

Village: OAKLAND MILLS
Fiscal Year: FY25
Quarter: 4
Date Prepared: 09/17/2025 REVISED

SCHEDULE TO COMPUTE CASH RESERVES LIMITATION

1)	Fiscal Year Expenses (exclusive of Depreciation)		555,624
2)	Percentage Calculation *	x	0.20
3)	Operating Reserve		<u>111,125</u>
4)	Village Association Cash and Investment Accounts:		<u>247,766</u>
5)	Adjustments		
	Accounts Payable	(+)	11,148
	Security Deposits	(+)	19,490
	Sales Tax	(+)	0
	Deferred Revenue - CA	(+)	0
	Deferred Revenue - Other	(+)	40,296
	Accrued Liabilities - Payroll	(+)	11,866
	Accrued Liabilities - Other	(+)	18,419
	Accounts Receivable	(--)	(1,240)
	Prepaid Expenses	(--)	0
	Returned Village Contingency Funds	(+)	30,364
	Total Adjustments		<u>130,343</u>
6)	Reserve Account (line 4 minus line 5)		<u>117,423</u>
7)	Excess Cash Reserves (line 6 minus line 3)		6,298
8)	Audit fee allowance **		7,333
9)	Unspent CARES Act grants and tax credits		0
10)	Remittance amounts (Line 7 minus line 8)		<u>0</u>

* Cash reserves held by each Community Association at the end of the fiscal year should be no more than 20% of the total expenses of the village for that year exclusive of depreciation and capital expenditures.

** Enter 1/3 of anticipated audit fee in Year 1; 2/3 of anticipated audit fee in Year 2; and \$0 in Year 3 (the year the audit is conducted).

Input cells

Village: OAKLAND MILLS
 Fiscal Year: FY25
 Quarter: 4
 Date Prepared: 09/17/2025 REVISED

STATEMENTS OF FINANCIAL POSITION
May 1 - April 30

	<u>FY25</u>	<u>FY24</u>	<u>Variance</u>
<u>ASSETS</u>			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	164,893	147,619	17,274
Cash (Savings Accounts)	60,707	149,312	(88,605)
Short term investments	22,066	21,378	688
Total Cash and Investments	<u>247,766</u>	<u>318,408</u>	<u>(70,642)</u>
Accounts Receivable	1,240	5,424	(4,184)
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	<u>1,240</u>	<u>5,424</u>	<u>(4,184)</u>
Furniture, Fixtures and Leasehold Improvements	137,289	131,341	5,948
Accumulated Depreciation	(124,745)	(118,058)	(6,687)
Net Furniture and Fixtures	<u>12,544</u>	<u>13,283</u>	<u>(739)</u>
TOTAL ASSETS	<u>261,550</u>	<u>337,115</u>	<u>(75,565)</u>
<u>LIABILITIES AND NET ASSETS</u>			
Accounts Payable	11,148	2,671	8,477
Amount Payable to CA for excess cash reserves	0	0	0
Security Deposits	19,490	24,340	(4,850)
Sales Tax	0	0	0
Deferred Revenue - CA	0	92,635	(92,635)
Deferred Revenue - Other	40,296	41,565	(1,269)
Accrued Liabilities - Payroll	11,866	9,596	2,271
Accrued Liabilities - Other	18,419	17,078	1,342
Long Term Debt Due Within 1 Year	0	0	0
Subtotal - Short Term Liabilities	<u>101,219</u>	<u>187,884</u>	<u>(86,665)</u>
Long Term Debt Due After 1 Year	0	0	0
Unrestricted Net Assets:			
Beginning of year	149,231	163,816	(14,585)
Increase/(Decrease) in Unrestricted Net Assets for Year	<u>11,100</u>	<u>(14,585)</u>	<u>25,685</u>
Net Assets - Year-to-Date	<u>160,331</u>	<u>149,231</u>	<u>11,100</u>
TOTAL LIABILITIES & NET ASSETS	<u>261,550</u>	<u>337,115</u>	<u>(75,565)</u>

Village: OAKLAND MILLS
Fiscal Year: FY25
Quarter: 4
Date Prepared: 09/17/2025 REVISED

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - April 30

	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>YTD Prior Year</u>
<u>REVENUES</u>					
1 CA Annual Charge Share	92,635	370,540	370,539	1	355,573
2 Lease & Rental	2,269	180,768	154,000	26,768	128,056
3 Tuition & Enrollment	0	0	0	0	0
4 Interest	160	775	20	755	598
5 Special Events	2,579	21,209	20,000	1,209	27,902
6 Fees	0	0	50	(50)	0
7 Miscellaneous	0	120	400	(280)	557
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Revenue	<u>97,642</u>	<u>573,411</u>	<u>545,009</u>	<u>28,402</u>	<u>512,685</u>
<u>EXPENSES</u>					
9 Staff Salaries	60,657	297,580	307,000	(9,420)	278,449
10 Janitorial Wages	0	1,076	4,000	(2,924)	0
11 Contract Labor	1,208	7,317	7,500	(184)	10,053
12 Payroll Benefits	16,635	47,710	30,000	17,710	29,523
13 Payroll Taxes	6,956	26,380	24,000	2,380	23,517
14 Janitorial Expense	10,671	41,661	41,750	(89)	35,771
15 Fees	6,176	18,571	28,000	(9,429)	19,700
16 Operating Expenses	2,240	7,986	7,700	286	5,113
17 Business Expenses	358	3,728	2,300	1,428	1,132
18 Insurance	(3,696)	7,982	11,000	(3,018)	7,640
19 Advertising	133	1,433	5,000	(3,567)	9,360
20 Newsletter	0	0	0	0	0
21 Other Printing	0	0	6,000	(6,000)	575
22 Donations/Contributions	5,000	10,000	5,000	5,000	5,000
23 Special Events	2,296	24,537	25,000	(463)	28,569
24 Taxes	0	(791)	1,000	(1,791)	(235)
25 Utilities	12,614	40,203	40,000	203	42,171
26 Repairs & Maintenance	4,124	16,952	13,000	3,952	20,744
27 Furniture & Fixtures	2,023	3,300	2,000	1,300	3,352
28 Total Expenses Before Depreciation	<u>127,394</u>	<u>555,624</u>	<u>560,250</u>	<u>(4,626)</u>	<u>520,434</u>
29 Depreciation	<u>0</u>	<u>6,688</u>	<u>8,900</u>	<u>(2,213)</u>	<u>6,836</u>
30 Total Expenses	<u>127,394</u>	<u>562,311</u>	<u>569,150</u>	<u>(6,839)</u>	<u>527,270</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>(29,752)</u>	<u>11,100</u>	<u>(24,141)</u>	<u>35,241</u>	<u>(14,585)</u>

Input cells

Village: OAKLAND MILLS
 Fiscal Year: FY25
 Quarter: 4
 Date Prepared: 09/17/2025 REVISED

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - April 30

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share	92,635	370,540	370,539	1	355,573
A. CA Base Annual Charge Share	87,205	348,820	348,818	2	336,456
B. CA Medical Reimbursement	5,061	20,244	20,245	(1)	17,459
C. Other CA Reimbursement	369	1,476	1,476	0	1,658
D. Payment to CA for excess cash reserves	0	0	0	0	0
2 Lease & Rental	2,269	180,768	154,000	26,768	128,056
A. Room Rentals	(11,636)	146,283	125,000	21,283	100,540
B. Leases	12,855	28,610	28,000	610	21,871
C. Retained Deposits	1,050	5,875	1,000	4,875	5,645
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	160	775	20	755	598
5 Special Events	2,579	21,209	20,000	1,209	27,902
6 Fees	0	0	50	(50)	0
A. Copier	0	0	0	0	0
B. Late Fees	0	0	0	0	0
C. Postage	0	0	0	0	0
D. Notary	0	0	0	0	0
E. Other	0	0	50	(50)	0
7 Miscellaneous	0	120	400	(280)	557
A. Sales	0	120	400	(280)	390
B. Newsletter Ads	0	0	0	0	0
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	0	0	168
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Income	97,642	573,411	545,009	28,402	512,685

Village: OAKLAND MILLS
Fiscal Year: FY25
Quarter: 4

DETAILED STATEMENTS OF ACTIVITIES
May 1 - April 30

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
EXPENSES					
9 Staff Salaries	60,657	297,580	307,000	(9,420)	278,449
10 Janitorial Wages	0	1,076	4,000	(2,924)	0
11 Contract Labor	1,208	7,317	7,500	(184)	10,053
12 Payroll Benefits	16,635	47,710	30,000	17,710	29,523
13 Payroll Taxes	6,956	26,380	24,000	2,380	23,517
14 Janitorial Expense	10,671	41,661	41,750	(89)	35,771
A. Cleaning Service	5,325	24,922	25,000	(79)	25,535
B. Setup & Breakdown	2,000	11,058	14,000	(2,942)	8,153
C. Floors, Carpets and Windows	25	461	250	211	248
D. Supplies	3,322	5,221	2,500	2,721	1,835
15 Fees	6,176	18,571	28,000	(9,429)	19,700
A. Accounting	975	3,870	5,000	(1,130)	3,690
B. Legal	0	0	10,000	(10,000)	2,943
C. Performance	0	0	0	0	0
D. Audit	0	0	0	0	0
E. Web	3,441	5,749	3,000	2,749	3,702
F. Other	1,760	8,952	10,000	(1,048)	9,365
16 Operating Expenses	2,240	7,986	7,700	286	5,113
A. Office Supplies	1,204	3,118	2,000	1,118	162
B. Program Supplies	88	225	500	(275)	2,240
C. Cost of Goods Sold	0	0	100	(100)	200
D. Postage	73	274	2,800	(2,526)	648
E. Staff Development	0	55	150	(95)	159
F. Catering/Food Service	0	0	150	(150)	0
G. Other	876	4,315	2,000	2,315	1,704
17 Business Expenses	358	3,728	2,300	1,428	1,132
A. Mileage	148	323	600	(277)	532
B. Food (Business Meals)	209	2,613	1,500	1,113	512
C. Other	0	791	200	591	88
18 Insurance	(3,696)	7,982	11,000	(3,018)	7,640
19 Advertising	133	1,433	5,000	(3,567)	9,360
20 Newsletter	0	0	0	0	0
21 Other Printing	0	0	6,000	(6,000)	575
22 Donations/Contributions	5,000	10,000	5,000	5,000	5,000
23 Special Events	2,296	24,537	25,000	(463)	28,569
24 Taxes	0	(791)	1,000	(1,791)	(235)
25 Utilities	12,614	40,203	40,000	203	42,171
A. Gas & Electric	10,650	30,886	32,000	(1,114)	33,599
B. Water & Sewer	397	2,223	2,200	23	2,413
C. Telephone	1,566	7,093	5,800	1,293	6,159
26 Repairs & Maintenance	4,124	16,952	13,000	3,952	20,744
A. Building	3,437	14,704	10,000	4,704	16,510
B. Equipment	673	2,233	3,000	(767)	4,234
C. Rental	15	15	0	15	0
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture, Fixtures and Equipment	2,023	3,300	2,000	1,300	3,352
28 Total Expenses Before Depreciation	127,394	555,624	560,250	(4,626)	520,434
29 Depreciation	0	6,688	8,900	(2,213)	6,836
30 Total Expenses	127,394	562,311	569,150	(6,839)	527,270
Increase/(Decrease) in Unrestricted Net Assets	(29,752)	11,100	(24,141)	35,241	(14,585)



Deborah L. Herman

CERTIFIED

PUBLIC

ACCOUNTANT

September 18, 2025

Brigitta Warren
Oakland Mills Community Association, Inc.
5851 Robert Oliver Place
Columbia, MD 21045

Dear Brigitta,

Enclosed please find one copy of your July 31, 2025 quarterly financial statements and the FY25 operating budget spread by quarters. The procedure for submission of quarterlies to CA require a signed complete set be sent to Hunter Kraus and also be sent via e-mail. Once your statements have been approved, please notify me so I can e-mail the statements to Hunter. Please note that the Summary Statement of Activities has no lines that require variance explanations.

Please feel free to contact me if you have any questions.

Sincerely,

Deborah L. Herman

DLH/gl

enclosures

OAKLAND MILLS COMMUNITY ASSOCIATION

FINANCIAL STATEMENTS
FY26 QUARTER 1

APPROVALS:

Chairperson _____ Date _____
Jonathan Edelson

Village Manager _____ Date _____
Brigitta Warren

PREPARED BY:

Deborah L. Herman, CPA Date 9/18/2025

Input cells

Village: OAKLAND MILLS
 Fiscal Year: FY26
 Quarter: 1
 Date Prepared: 18-Sep-25

STATEMENTS OF FINANCIAL POSITION

May 1 - July 31

	FY26	FY25	Variance
ASSETS			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	166,127	170,798	(4,671)
Cash (Savings Accounts)	143,373	146,604	(3,231)
Short term investments	22,197	21,551	646
Total Cash and Investments	331,796	339,052	(7,256)
Accounts Receivable	0	0	0
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	0	0	0
Furniture, Fixtures and Leasehold Improvements	137,289	131,341	5,948
Accumulated Depreciation	(126,451)	(120,281)	(6,170)
Net Furniture and Fixtures	10,838	11,060	(222)
OTHER ASSETS:			
Right of use asset, operating lease	0	0	0
			0
Total Other Assets	0	0	0
TOTAL ASSETS	342,634	350,112	(7,478)
LIABILITIES AND NET ASSETS			
Accounts Payable	0	0	0
Amount Payable to CA for excess cash reserves	0	0	0
Security Deposits	14,690	19,890	(5,200)
Sales Tax	0	0	0
Deferred Revenue - CA	96,938	92,635	4,303
Deferred Revenue - Other	0	635	(635)
Accrued Liabilities - Payroll	17,688	17,893	(205)
Accrued Liabilities - Other	18,134	16,519	1,615
Long Term Debt Due Within 1 Year	0	0	0
Lease liability - current	0	0	0
			0
			0
Subtotal - Short Term Liabilities	147,450	147,572	(122)
Long Term Debt Due After 1 Year	0	0	0
Lease liability - non-current	0	0	0
			0
Subtotal - Long Term Liabilities	0	0	0
Unrestricted Net Assets:			
Beginning of year	160,329	149,231	11,098
Increase/(Decrease) in Unrestricted Net Assets for Year	34,854	53,309	(18,455)
Net Assets - Year-to-Date	195,184	202,540	(7,356)
TOTAL LIABILITIES & NET ASSETS	342,634	350,112	(7,478)

Village: OAKLAND MILLS
Fiscal Year: FY26
Quarter: 1
Date Prepared: 18-Sep-25

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - July 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share Grant	96,938	96,938	96,938	0	92,635
2 Lease & Rental	86,632	86,632	85,795	837	90,565
3 Tuition & Enrollment	0	0	0	0	0
4 Interest	131	131	200	(69)	173
5 Special Events	9,028	9,028	9,000	28	3,853
6 Fees	0	0	0	0	0
7 Miscellaneous	90	90	90	0	30
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Revenue	<u>192,819</u>	<u>192,819</u>	<u>192,023</u>	<u>796</u>	<u>187,256</u>
EXPENSES					
9 Staff Salaries	84,795	84,795	85,000	(205)	73,632
10 Janitorial Wages	0	0	0	0	1,076
11 Contract Labor	1,976	1,976	2,000	(24)	1,873
12 Payroll Benefits	11,919	11,919	11,920	(1)	8,532
13 Payroll Taxes	6,590	6,590	6,600	(10)	5,853
14 Janitorial Expense	8,496	8,496	8,460	36	10,688
15 Fees	5,319	5,319	5,290	29	5,613
16 Operating Expenses	1,510	1,510	1,355	155	2,078
17 Business Expenses	1,500	1,500	1,480	20	842
18 Insurance	8,938	8,938	9,000	(62)	4,801
19 Advertising	302	302	300	2	59
20 Newsletter	0	0	0	0	0
21 Other Printing	0	0	0	0	0
22 Donations/Contributions	0	0	0	0	0
23 Special Events	7,441	7,441	7,500	(59)	2,407
24 Taxes	0	0	0	0	(958)
25 Utilities	13,114	13,114	13,125	(11)	11,608
26 Repairs & Maintenance	4,196	4,196	4,200	(4)	2,996
27 Furniture, Fixtures and Equipment	161	161	160	1	623
28 Total Expenses Before Depreciation	<u>156,258</u>	<u>156,258</u>	<u>156,390</u>	<u>(132)</u>	<u>131,723</u>
29 Depreciation	<u>1,707</u>	<u>1,707</u>	<u>1,500</u>	<u>207</u>	<u>2,224</u>
30 Total Expenses	<u>157,964</u>	<u>157,964</u>	<u>157,890</u>	<u>74</u>	<u>133,947</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>34,854</u>	<u>34,854</u>	<u>34,133</u>	<u>722</u>	<u>53,309</u>

Input cells

Village: OAKLAND MILLS
 Fiscal Year: FY26
 Quarter: 1
 Date Prepared: 18-Sep-25

DETAILED STATEMENTS OF ACTIVITIES
May 1 - July 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share Grant	96,938	96,938	96,938	0	92,635
A. CA Base Annual Charge Share Grant	89,821	89,821	89,821	0	87,205
B. CA Medical Reimbursement	6,743	6,743	6,743	0	5,061
C. Other CA Reimbursement	374	374	374	0	369
D. Payment to CA for excess cash reserves	0	0	0	0	0
2 Lease & Rental	86,632	86,632	85,795	837	90,565
A. Room Rentals	77,837	77,837	77,000	837	84,070
B. Leases	8,420	8,420	8,420	0	4,920
C. Retained Deposits	375	375	375	0	1,575
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	131	131	200	(69)	173
5 Special Events	9,028	9,028	9,000	28	3,853
6 Fees	0	0	0	0	0
A. Copier	0	0	0	0	0
B. Late Fees	0	0	0	0	0
C. Postage	0	0	0	0	0
D. Notary	0	0	0	0	0
E. Other	0	0	0	0	0
7 Miscellaneous	90	90	90	0	30
A. Sales	90	90	90	0	30
B. Newsletter Ads	0	0	0	0	0
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	0	0	0
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Income	192,819	192,819	192,023	796	187,256

Village: OAKLAND MILLS
Fiscal Year: FY26
Quarter: 1

DETAILED STATEMENTS OF ACTIVITIES
May 1 - July 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
EXPENSES					
9 Staff Salaries	84,795	84,795	85,000	(205)	73,632
10 Janitorial Wages	0	0	0	0	1,076
11 Contract Labor	1,976	1,976	2,000	(24)	1,873
12 Payroll Benefits	11,919	11,919	11,920	(1)	8,532
13 Payroll Taxes	6,590	6,590	6,600	(10)	5,853
14 Janitorial Expense	8,496	8,496	8,460	36	10,688
A. Cleaning Service	5,290	5,290	5,300	(10)	7,602
B. Setup & Breakdown	2,793	2,793	2,750	43	2,567
C. Floors, Carpets and Windows	0	0	0	0	25
D. Supplies	412	412	410	2	494
15 Fees	5,319	5,319	5,290	29	5,613
A. Accounting	975	975	975	0	945
B. Legal	0	0	0	0	0
C. Performance	0	0	0	0	0
D. Audit	0	0	0	0	0
E. Web	1,150	1,150	1,150	0	1,763
F. Payroll	766	766	765	1	0
G. Other	2,428	2,428	2,400	28	2,905
16 Operating Expenses	1,510	1,510	1,355	155	2,078
A. Office Supplies	844	844	850	(6)	799
B. Program Supplies	105	105	105	0	70
C. Cost of Sales (e.g. HOA documents, tent rental)	0	0	25	(25)	0
D. Postage	75	75	75	(0)	10
E. Staff Development	441	441	200	241	0
F. Catering/Food Service	0	0	50	(50)	0
G. Other	46	46	50	(4)	1,199
17 Business Expenses	1,500	1,500	1,480	20	842
A. Mileage	105	105	100	5	96
B. Food (Business Meals)	879	879	880	(1)	638
C. Other	516	516	500	16	108
18 Insurance	8,938	8,938	9,000	(62)	4,801
19 Advertising	302	302	300	2	59
20 Newsletter	0	0	0	0	0
21 Other Printing	0	0	0	0	0
22 Donations/Contributions	0	0	0	0	0
23 Special Events	7,441	7,441	7,500	(59)	2,407
24 Taxes	0	0	0	0	(958)
25 Utilities	13,114	13,114	13,125	(11)	11,608
A. Gas & Electric	10,513	10,513	10,500	13	9,344
B. Water & Sewer	643	643	625	18	434
C. Telephone	1,958	1,958	2,000	(42)	1,830
26 Repairs & Maintenance	4,196	4,196	4,200	(4)	2,996
A. Building	4,104	4,104	4,100	4	2,208
B. Equipment	92	92	100	(8)	788
C. Rental	0	0	0	0	0
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture, Fixtures and Equipment	161	161	160	1	623
28 Total Expenses Before Depreciation	156,258	156,258	156,390	(132)	131,723
29 Depreciation	1,707	1,707	1,500	207	2,224
30 Total Expenses	157,964	157,964	157,890	74	133,947

**Manager's Report
Oakland Mills Community Association
September 23, 2025**

Revised FY25 Qtr. 4 Financials as of 9-17-25

- Following the audit, FY25 Qtr. 4 Financials had to be revised again on September 17th. I have highlighted the changes made.

FY26 Qtr. 1 Financials

- Review and vote on FY26 Qtr. 1 Financials.

Event Update

- OMCA will host a Bamboo Workshop titled: "Taming the Bamboo." It will be held tomorrow, September 24th at 6:30 pm at The Other Barn. Registration was required in advance.
- Oakland Mills will host another tree giveaway in October. An email went out to residents to sign up for a tree for distribution the week of October 6th. Trees are given out on a first come first served basis. We still have several trees available.
- Save the date for a New Resident/Volunteer Dinner on Monday, November 4th. Invitations will go out via mail for new residents and via email for volunteers by the end of September.
- Lively Arts for Little Ones will have its first performance of the season on October 17th at 10:30 am featuring Mr. Boom Boom. Tickets are on sale at Eventbrite and will be on sale on the day of the event.
- Jazz in the Mills Holiday Extravaganza will be held on Sunday, December 7th at 5 pm. Tickets are \$80 and are on sale on Eventbrite and at The Other Barn. Ticket purchase includes performance and a buffet dinner.

Audit

- Still waiting for the final report.

Allocation Formula

- There will be an initial meeting to review the current allocation formula on Wednesday, October 1st at 10:30 am.

Misc.

- Last Tuesday I attended the Horizon Foundation's Food Coalition Town Hall. I went as a Columbia resident but did mention that I was the Oakland Mills Village Manager and that we would be happy to share helpful resources to Oakland Mills residents. I also learned of some additional resources to Oakland Mills families that I was unaware of.

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

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

DATE: 9-23-25
TIME: 8:16 - 8:19 pm

MOTION BY: Andrew

SECONDED BY: Dan

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Board Chair	☒			
William McCormack, Board Vice-chair	☒			
Andrew Mark Fried, AC Chair	☒			
Paulette Pettiford-Thomas				☒
Dr. Daniel Pierce	☒			
////////////////////////////////////	////////////////////////////////////	////////////////////////////////////	////////////////////////////////////	////////////////////////////////////

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:

Architectural Matters

TIME CLOSED SESSION BEGAN:

8:16pm

TIME CLOSED SESSION ENDED:

8:19pm

PERSONS PRESENT DURING CLOSED SESSION:

Jonathan, Bill, Andrew, Dan, Karen, Brigitte, Amy

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 two actions on architectural matters on residential properties

Bill McCracken Jr

SIGNATURE OF PRESIDING OFFICER