



# 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

**January 27, 2026**

### OMCA REGULAR BOARD MEETING

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

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:06 p.m.

**Present:** Jonathan Edelson, Board Chair; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative (arrived 8:05 p.m.); Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

**Absent:** Bill McCormack

**Quorum Present:** Yes

**Also Present:** Columbia Association Community Programs & Services Projects Liaison Marty Oltmanns; 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 January 13, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the January 27, 2026 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

### Resident Remarks

Resident Alex Hekimian spoke about outdoor pools. He urged the Board to be emphatic about not wanting the conversion of the Talbott Springs pool to a splash pad, saying that the pool was the lowest priced of the three pools CA had said suggested for possible conversion. He also asked that CA go back to offering incentives to encourage increased attendance at lesser-used pools.

### New Business

#### *CA Liaison Update*

Columbia Association Community Programs and Services Projects Liaison Marty Oltmanns gave an update on CA operations (ATTACHMENT C).

### Old Business

#### *CA Splash Pad*

**Ms. Warren** reported that she had attended the CA Town Hall on the CA budget. After CA gave its presentation, attendees split into break-out tables. Ms. Warren attended CA Senior Vice President of Community Programs and Services Dan Burn's table. He answered questions about the conversion of a

CA pool into a splash pad. The CA Board would only be approving money for a design study. Also, once a pool was chosen, CA would ask the village if they wanted to have their pool replaced with a splash pad. CA would not proceed without village approval.

**Mr. Edelson** said that the Board should be proactive in sending something to CA even though nothing had been decided yet. The Board agreed to draft a letter.

### ***Allocation Formula***

**Ms. Warren** shared her Allocation Formula Memo for Consideration (ATTACHMENT D). She reported that the allocation committee had voted on the two options she shared with the Board during the January 13 Board meeting, and the result was a tie. She recommended that the Board support option 1, which would maintain the current payout ratios as defined in the memo, based on the allocation committee's findings. **Mr. Fried** motioned to support option 1, which would maintain the current distribution of the allocation among the villages. **Dr. Pierce** seconded, and the motion passed (4-0-0).

### **Board Chair Report**

**Mr. Edelson** discussed Pizzaman's search for a new space. He also reported that there had been no change on the status of OMHS renovations in HCPSS's proposed FY27 capital budget. He said that he had signed up to testify at the Board of Education's February 12 meeting and that he would be using similar wording to the testimony he had given at the December 4 BOE meeting.

### **CCR Report**

**Ms. Emery** recommended reading River Hill Columbia Council Representative Eric Greenburgh's report in the River Hill Newsletter regarding CA pools and play areas.

### **Village Manager Report**

**Ms. Warren** shared her report on village operations (ATTACHMENT E).

### **Bulletin Board**

**Dr. Pierce** said he would be participating in the Polar Bear Plunge.

**Ms. Emery** said that the County Executive had sent an email about tenant protection.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:24 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

**January 13, 2026**

## OMCA REGULAR BOARD MEETING

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

**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; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative; 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 December 9, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. Fried** motioned to approve the January 13, 2026 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (5-0-0).

## Resident Remarks

Resident Alex Hekimian, who previously served on the OMCA and CA Boards, gave written comments on CA's proposed replacement of three village pools with splash pads (ATTACHMENT C). He noted that CA already had an aquatics master plan from 2012 that stipulated that all twenty-three pools were to be kept open. This plan was still in effect. Mr. Hekimian urged OMCA board members and residents to make their concerns heard at CA's Town Hall on the CA budget, which would be held on January 22 at 7:00 p.m. at Slayton House.

## New Business

### *CA Proposed Replacement of Three Pools with Splash Pads*

**Ms. Emery** reported that CA staff had presented a proposal to possibly replace three CA pools, including the Talbott Springs pool, with splash pads. They had asked the CA board for design funds only. Pools to be converted were selected based on attendance numbers. **Ms. Emery** asked the OMCA Board to consider taking a position and writing a letter to the community about the subject. She also suggested announcing the CA Town Hall to the community so they could attend and share their concerns about the pool issue, though the focus was on the budget. The CA board would vote on the design funds in February.

### **Board Chair Report**

**Mr. Edelson** reported that there had been no change in Pizzaman's future location status and the HCPSS Capital Improvement budget.

### **CCR Report**

**Ms. Emery** reported that the CA board voted at its December meeting not to change the annual charge and cap but that it did vote to implement a three-percent increase on memberships.

### **Village Manager Report**

**Ms. Warren** shared her report on village operations (ATTACHMENT D). The village allocation formula committee was considering two options for changing the formula. CA would need to be informed of any allocation formula changes by January 31. The Board agreed to discuss the subject if necessary at its second January meeting. **Ms. Warren** expressed concern at any decrease in Oakland Mills' share since the village had already lost considerable funds in the last allocation formula.

**Ms. Warren** shared the FY26 2<sup>nd</sup> Quarter Financials with Variance Memo (ATTACHMENT E). **Dr. Pierce** motioned to approve the FY26 2<sup>nd</sup> Quarter Financials. **Mr. Fried** seconded, and the motion passed (5-0-0).

### **Bulletin Board**

**Mr. McCormack** shared suggestions for the pool/splash pad issue: enacting a special low-use rate for the three pools, heating the pools, improving ADA compliance, focusing on special needs and reduced rates at certain pools, and adding amenities in Open Space, outside of the pools (creating mini recreational parks). He agreed that the Board should take a position on the issue.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:25 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, January 27, 2026 (Revised 1/23/26)**

**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)

+13052241968,,85496349120# US

## Oakland Mills Board of Directors

- |                  |  |                                       |
|------------------|--|---------------------------------------|
| <b>7:00 p.m.</b> | <p><b>Opening of Meeting (5 min)</b></p> <ul style="list-style-type: none"> <li>• Approve Minutes from January 13, 2026 Board Meeting</li> <li>• Approve Agenda for January 27, 2026 Board Meeting</li> </ul>  | Jonathan Edelson, Board Chair         |
| <b>7:05 p.m.</b> | <p><b>Resident Remarks (3 minutes per resident, 10 minutes)</b><br/>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> |                                       |
| <b>7:15 p.m.</b> | <p><b>NEW BUSINESS</b></p> <ul style="list-style-type: none"> <li>• <b>CA Liaison Update, (10 min)</b></li> </ul>  | Marty Oltmanns, CP&S Projects Liaison |
| <b>7:25 p.m.</b> | <p><b>OLD BUSINESS</b></p> <ul style="list-style-type: none"> <li>• <b>CA Splash Pad, Discussion (15 min)</b></li> <li>• <i>CA Village Share Allocation, Discussion, Vote (15 min)</i></li> </ul>  |                                       |

<b>7:55 p.m.</b>	<b>Board Chair Report</b> (10 min)	Jonathan Edelson, Chair
<b>8:05 p.m.</b>	<b>Columbia Council Rep Report</b> (10 min)	Karin Emery, CA Rep
<b>8:15 p.m.</b>	<b>Village Manager Report</b> (10 min)	Brigitta Warren, Village Manager
	<ul style="list-style-type: none"> <li>• Operations Update</li> </ul>	
<b>8:25 p.m.</b>	<b>Committee Reports</b> (30 min)	
	<ul style="list-style-type: none"> <li>• <b>Architecture</b>, (5 min)</li> <li>• <b>Education</b> (5 min)</li> <li>• <b>Housing</b> (5 min)</li> <li>• <b>Open Space</b> (5 min)</li> <li>• <b>Public Space</b> (5 min)</li> <li>• <b>Tenant</b> (5 min)</li> </ul>	Andrew Fried, Chair Jonathan Edelson, Chair Bill McCormack Jr, Chair Bill McCormack Jr, Chair Daniel Pierce, Chair Paulette Pettiford-Thomas
<b>8:55 p.m.</b>	<b>Board Bulletin Board</b>	
<b>9:00 p.m.</b>	<b>Adjourn</b>	
<b>Upcoming Events</b>	Lively Arts for Little Ones Presents Tony M Music	Friday, March 13 <sup>th</sup> , 10:30 am
	Jazz in the Mills Presents Linda Harris Cole	Sunday, March 22 <sup>nd</sup> , 5pm to 7:30pm

# Oakland Mills Team Member Liaison

EXCITING WAYS WE ARE SERVING OUR COMMUNITY

**Columbia**  
Association



## Program Highlights:

- The Group Fitness Team launched a successful outdoor community yoga class on Mondays at Wilde Lake Barn, averaging 45 participants per session
- After six months, Columbia Art Center returned to its newly renovated facility in Long Reach Village Center on March 19. The facility features a brand-new front entrance with a shared glass elevator, accessible to both the facility and Stonehouse next door. The Art Center is showcasing a fresh coat of paint, new flooring, updated lighting, sprinkler systems, an ADA-compliant front desk, and a modern, new kitchen.



## Program Highlights:

- The Annual CA Points Celebration was hosted at the SportsPark on May 22. Over 750 CA points family members attended despite the weather. Attendees were treated to fun, games, and food along with information from many of our community partners.
- The SportsPark's grand finale for 2025 was the CA Trunk or Treat on October 25, and it was nothing short of spooktacular. This year's event welcomed approximately 1,500 participants.
- Multicultural Programs Manager, Eliannah, launched a suite of new programming, such as multicultural dance bashes, Around the World Storytime, Creative Movement, and Heritage Unplugged: a Multicultural Open Mic.
- CA hosted four Exploring Columbia on Foot nature walks in 2025 with environmental author Ned Tillman. Each event averaged over 50 attendees per walk, with various community members and council people enjoying the CA pathways.

## Construction Highlights:

- Community Operations celebrated the grand opening and ribbon-cutting ceremony for the first play area established under the new “Cluster Play Area Policy” at KC20 Wayover Way in Kings Contrivance. This initiative stems from a collaborative effort among CA staff, CA Board members, and residents.
- Capital Improvements installed 12 pedestrian bridges and paved more than 16,000 linear feet of pathways throughout Columbia, enhancing connectivity and accessibility across the community.



## Construction Highlights:

- The Facility Services team processed and dispatched over 3,100 service requests this year, with over 1,400 directly addressed by our in-house Facilities Crew.
- Capital Improvements successfully delivered multiple high-impact capital projects across Columbia, including play area replacements, the Oakland Manor ADA elevator addition, lake dredging, and signage improvements. This demonstrates strong project management, cross-departmental coordination, and a continued commitment to safety, accessibility, and community benefit.
- New welcome and directional signage has been installed around Lake Elkhorn, significantly enhancing Columbia Association branding and wayfinding within the Open Space system.
- Landscape Services installed several new landscapes throughout Columbia, including a new wildflower meadow at the Lake Elkhorn Dam area, refurbished the Japanese Zen Garden at the Columbia Art Center, supported the installation of 2 new sculptures through the Howard County ART Sites Program at Slayton House and Lake Elkhorn Park, and other landscape projects at Hawthorn, Stone House, Oakland Manor, and the Hopewell Meadow.

## Oakland Mills

### Organizational Highlights:

- Columbia Association celebrated the groundbreaking of our new permanent Columbia Association Lakefront Bandshell on October 7. This project would not be possible without the support of the Howard County Delegation of the Maryland State Assembly, which granted CA a \$750,000 grant to fund this important capital project.



## Organizational Highlights:

- In support of our community through the Mental Wellbeing Pillar of Wellness, we introduced Mental Health Certification classes for our team. This certification will equip the team with the tools to identify individuals in crisis and guide them to the appropriate resources.
- Sustainability provided native trees, perennials, and supplies for 78 community events. Provided 4,600 plants (Perennials, trees, and shrubs) that were planted throughout Columbia by community members and volunteers.
- The Office of the General Counsel drafted revised village management agreements and drafted and obtained Board approval for enhancements and revisions to Code of Business Conduct & Policies, Policy for Reporting Violations of the Code of Business Conduct & Policies, and Ethics Panel Charter.
- The entire organization continues to implement more features of Club Automation, including the successful transition of the Club Automation payment gateway, enabling a more stable and consistent payment experience for members, while improving team members' work processes.

## CA Points of Pride:

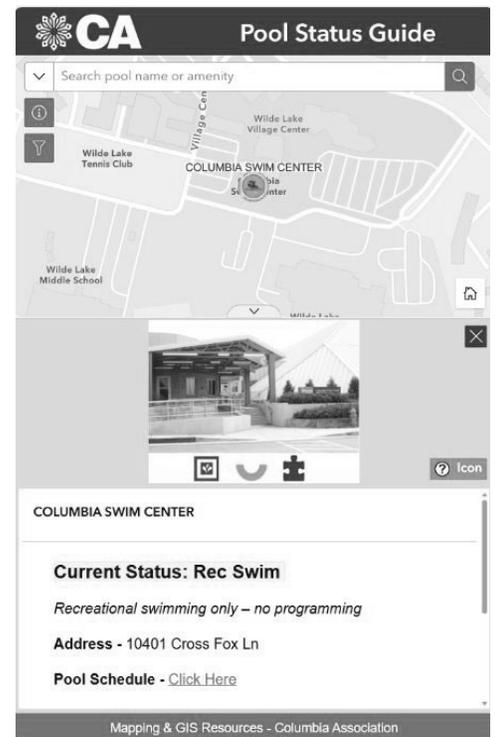
- In March, our Aquatics team, led by Matt Helfrich, was acknowledged in the Autism Adventure Guide to have all 23 of our outdoor pools designated as Certified Autism Centers.
- The Finance team achieved two clean audits – financial and 401K. The 401K audit also had zero management comments.



## Oakland Mills

## CA Points of Pride:

- Since the Land Administration Division launched the public-facing Mapping & GIS Resources webpage, custom tools like [Discover CA](#), the [Pool Guide](#), and the [Project and Access Dashboard](#) have attracted over 70,000 views, increasing CA's visibility and strengthening its connections with residents.
- The Sustainability team has grown volunteer participation over the past 7 years from 100 volunteer hours per year to over 1300 hours. In 2025, Open Space and Sustainability teams planted over 1000 trees and provided an additional 650 trees/shrubs to be planted throughout Columbia by volunteers and residents.



**Oakland  
Mills**

## CA Events:

Life-Saving Bleeding Control  
Training  
THROUGH



**STOP**  
**THE BLEED**



**DATE** ⓘ

February 03, 2026



**TIME**

Event 1:00pm



**LOCATION**

[Columbia Gym](#)

6151 Day Long Lane

Clarksville, Maryland United States

Oakland  
Mills

## CA Events:



**DATE** ⓘ  
February 20



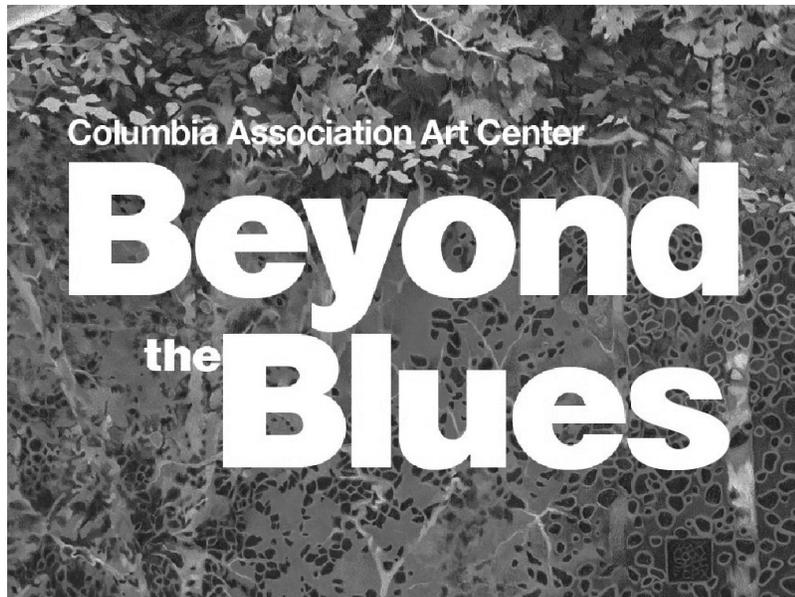
**TIME**  
9:00am - 3:00pm



**LOCATION**  
[Supreme Sports Club](#)  
7080 Deepage Drive  
Columbia, Maryland United States

**Oakland  
Mills**

## CA Events:



Oakland  
Mills

Carrie Anne:



**Oakland  
Mills**

**Questions?:**





**Memo for Consideration  
January 27, 2026**

Members of the Board of Directors,

CA has consistently apportioned the Assessment share allocation to each of the Villages as stated below from FY24 through FY26, and

Adjusting the assessment share allocation based on short-term construction knockdowns and rebuilds would be disruptive to any village's operational staffing levels, and

The Village of Town Center, Long Reach, and possibly other villages are experiencing the (re)development of homes, and

There is insufficient time allotted to adequately research the facility credit based on square feet managed by each village to determine a more equitable formula.

Based on the above factors, the Board of Directors is requesting that Columbia Association maintain the current payout ratios defined below:

**The continuation of the following Share Allocation proportions on a Village-by-Village basis for the period of FY27 and FY28:**

**DSCA 8.57%**

**HCCA 10.36%**

**HRCA 9.28%**

**KCCA 8.97%**

**LRCA 14.76%**

**OMCA 10.16%**

**OBCA 9.78%**

**RHCA 8.66%**

**TCCA 8.96%**

**WLCA 10.50%**

Villages' Base Allocation for FY20-26

	DSCA	DSCA %	HCCA	HRCA	KCCA	LRCA	OMCA	OBCA	RHCA	TCCA	WLCA	Total
FY20	\$ 284,063		\$ 350,691	\$ 292,190	\$ 281,788	\$ 450,788	\$ 358,617	\$ 320,724	\$ 275,775	\$ 284,282	\$ 305,047	\$ 3,286,665
FY21*	\$ 255,856		\$ 307,549	\$ 272,854	\$ 260,559	\$ 439,993	\$ 302,309	\$ 288,342	\$ 250,504	\$ 255,029	\$ 309,608	\$ 2,943,263
FY22**	\$ 254,278		\$ 318,221	\$ 294,408	\$ 274,978	\$ 455,982	\$ 311,964	\$ 301,926	\$ 268,100	\$ 267,672	\$ 323,603	\$ 3,071,207
FY23	\$ 277,175		\$ 333,750	\$ 298,287	\$ 293,397	\$ 478,234	\$ 327,188	\$ 318,669	\$ 281,253	\$ 280,734	\$ 339,595	\$ 3,221,932
FY23 %	8.61%	10.36%	8.26%	8.55%	14.85%	10.16%	8.83%	8.73%	8.72%	8.72%	10.54%	100.00%
FY24	\$ 283,910		\$ 343,083	\$ 307,338	\$ 297,185	\$ 489,889	\$ 336,454	\$ 323,841	\$ 286,968	\$ 296,726	\$ 347,605	\$ 3,311,999
FY24 %	8.57%	10.35%	9.28%	8.97%	14.76%	10.15%	9.78%	8.69%	8.69%	8.69%	10.50%	100.00%
FY25	\$ 294,342		\$ 355,690	\$ 318,631	\$ 308,105	\$ 506,853	\$ 348,818	\$ 335,741	\$ 297,512	\$ 307,629	\$ 360,378	\$ 3,433,699
FY25 %	8.57%	10.35%	9.28%	8.97%	14.76%	10.16%	9.78%	8.69%	8.69%	8.69%	10.50%	100.00%
FY26	\$ 303,172		\$ 366,360	\$ 326,190	\$ 317,348	\$ 522,059	\$ 359,282	\$ 345,813	\$ 306,438	\$ 316,658	\$ 371,190	\$ 3,536,710
FY26 %	8.97%	10.35%	9.28%	8.97%	14.76%	10.16%	9.78%	8.69%	8.69%	8.69%	10.50%	100.00%
FY27 Amt Prior Ral	\$ 312,267		\$ 377,351	\$ 338,036	\$ 326,868	\$ 537,721	\$ 370,060	\$ 356,187	\$ 315,631	\$ 326,384	\$ 382,326	\$ 3,642,811
FY27 Prior Ratios	8.57%	10.56%	9.28%	8.97%	14.76%	10.16%	9.78%	8.69%	8.69%	8.69%	10.50%	3,642,811
FY27 CA Budget	\$ 312,816		\$ 384,543	\$ 324,744	\$ 312,291	\$ 561,649	\$ 378,609	\$ 340,845	\$ 306,760	\$ 328,531	\$ 391,703	\$ 3,642,811
FY27 CA Budget	9.99%	10.56%	8.91%	8.67%	15.42%	10.40%	9.36%	8.42%	9.02%	10.75%		
Diff OLD v (NEW)	\$ 549		\$ 7,192	\$ (13,292)	\$ (14,577)	\$ 23,928	\$ 8,749	\$ (15,242)	\$ (8,851)	\$ 2,167	\$ 9,377	\$ #REF!

**Manager's Report  
Oakland Mills Community Association  
January 27, 2026**

**Elections 2026**

- Amy and I continue to work on putting together the election information and candidate packages. A community email went out today with 2026 election information.

**Events Update**

- OMCA will host a Board Game Night at The Other Barn on Friday, February 27<sup>th</sup>, 6:30 pm to 9 pm. The event is free, but we are asking people to register via Eventbrite.
- An Estate Planning workshop has been scheduled at The Other Barn on Wednesday, March 18<sup>th</sup> from 6:30 pm to 8:30 pm.
- The next Lively Arts for Little Ones concert is on March 13<sup>th</sup> featuring Tony M Music. Tickets are on sale online.
- Jazz in the Mills featuring Linda Harris Cole will take place on Sunday, March 22<sup>nd</sup> at 5 pm. Tickets are \$25 and are on sale online and at The Other Barn.

**Misc.**

- Amy has sent a link for the new website to staff to review. Following the staff review, Amy will share the link with the Board for their comments.
- OMCA will be advertising for additional Weekend Event Staff for the upcoming rental season.