



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

April 28, 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 7:04 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack Jr. (arrived 7:08 p.m.), Vice Chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Dr. Daniel Pierce; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

Quorum Present: Yes

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

Opening of Meeting

- **Mr. Fried** motioned to approve the April 14, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Dr. Pierce** motioned to approve the April 28, 2026 Board Meeting agenda (ATTACHMENT B). **Ms. Fried** seconded, and the motion passed (4-0-0).

Statement from the Oakland Mills Community Association Board of Directors Regarding the Removal of Oakland Mills' Columbia Council Representative, Karin Emery, from the Columbia Association Board of Directors – April 28, 2026

Mr. Edelson read the following, with the Board's approval:

The Oakland Mills Community Association's Board of Directors learned of the outcome of the vote to remove Oakland Mills Columbia Council Representative Karin Emery from the Columbia Association Board of Directors at the same time as our residents and the general public. This puts us in uncharted territory. Each Columbia Village is responsible for electing its CCR representative. Ms. Emery was elected to this position in our most recent competitive election and has retained this position, per our bylaws, by being an unopposed candidate in this year's election cycle. At our last meeting, the OMCA Board of Directors appointed Ms. Emery and the five voting members of our Board to the Fiscal Year 2027 CCR and OMCA Board of Directors, respectively, as required by our by-laws and election process.

As Ms. Emery is still in her current term as our CCR representative, and as such an ex-officio member of the OMCA Board of Directors, she will continue to sit on our board at tonight's meeting as a non-voting participant. While the CCR normally appoints itself to serve as the Columbia Association Board of Directors, the CCR and the CA board are distinct bodies: the CCR is elected by the Villages and the CA

Board is appointed by the CCR. We cannot discuss the matter of the CA board of directors, both now and in the 2027 fiscal year, because it is a potential legal issue.

Resident Remarks

County Council District 2 candidate Jessica Nichols shared a statement about her background and campaign platform.

Resident Alex Hekimian shared concerns about the removal of Ms. Emery from the CA board. He asked the Board to do everything it could to defend her ability to represent OM and serve on the CA board.

Resident Jessica S. asked Ms. Emery to make a statement regarding her removal from the CA board and said that residents didn't know that the ethics investigation was going on until the outcome was announced in the Baltimore Banner. She questioned the amount of money being spent on the investigation that was not being used for CA programs and operations.

Ms. Emery responded that the ethics issue was protected by closed sessions and confidentiality and she could not tell the residents about it beforehand. Further information could not be released for legal reasons. She apologized for how CA had spent the money.

Joel Hurwitz said he agreed with what the OM Board and Mr. Hekimian said regarding the removal of Ms. Emery and other CA board members. He urged people to speak out about the first Columbia Council Representative meeting of the new fiscal year, at which the CCR would nominate its members, not including the removed CCRs, to the CA board.

New Business

Thank Yous

Ms. Warren thanked the Board on behalf of the staff and residents. **Mr. Edelson** thanked the staff.

Old Business

OMCA Donation Requests Review

Mr. Edelson explained the OMCA donation process. This was the second round of donations for the fiscal year, and \$5000 was available to donate. He shared the donation requests (ATTACHMENT C). **Mr. Edelson** stated that he was the current president of one of the organizations seeking a donation and that he had not been part of putting together that organization's donation request. He said he would not participate in the Board's decision about the donations, to avoid conflict of interest.

Mr. Fried proposed amounts for each organization. A discussion ensued. **Dr. Pierce** motioned to donate \$300 to the Anti-Racist Education Alliance, \$300 to the Columbia Housing Center, \$500 to Luminus Network, \$650 to Oakland Mills High School, \$750 to OMHS Fine Arts Boosters, \$500 to Oakland Mills Interfaith, \$400 to Oakland Mills Middle School, \$400 to OMMS PTSA, \$300 to Stevens Forest Elementary School PTA, \$300 to The Village in Howard, \$300 to Thunder Hill Elementary School PTA, and \$300 to Talbott Springs Elementary School PTA (total \$5000 for all donations). **Mr. Fried** seconded, and the motion passed (4-0-1, Mr. Edelson abstained).

Board Chair Report

Mr. Edelson reported that he had been in contact with the board chairs from the other affected villages about how the associations were dealing with the removal of their CCRs from the CA board. There were concerns about how CA's actions affected the villages. Each village is an independent legal entity that has a relationship with CA, and each village has legal documents such as its Articles of Incorporation, which cannot be easily modified, and By-laws. OM's legal documents determine how the CCR is elected but do not address what happens when the CA board takes an action such as removing a CA board member. A member of the CA Board had suggested that affected villages should appoint a new CCR, but OMCA

legal documents do not allow the Board to do that. The Board can only appoint a new CCR if there is a vacancy, and it takes a majority vote at a meeting of the association (election) to remove a member. This would be a lengthy, costly process.

In response to a resident's question, **Ms. Emery** added information about CA's three-tiered system. CA staff's responsibility is operations. The CA board's responsibility is governance. And the villages' responsibility is electoral. The CCR is elected by their village and represents the village. At the first meeting of the new fiscal year, the Columbia Council appoints its members (village CCRs) as members of the CA Board of Directors. CA staff has said that the CA board members represent the CA board, not the villages. CA board members have three duties: loyalty (acting in good faith and avoiding conflicts of interest), care (acting in the same manner as a reasonably prudent person), and obedience (following the law, as well as the bylaws and other governing documents of the organization).

Mr. Edelson said that he, Ms. Warren, and Mr. McCormack met with the new owners of Forest Ridge apartments. The owners are looking to engage in renovations in the near future. In the meantime, they were taking care of minor maintenance issues. **Mr. McCormack** added that one of the people on team was a Maryland resident and was familiar with how Columbia worked.

CCR Report

Ms. Emery thanked everyone who came to speak about the CA board issue.

Village Manager Report

Ms. Warren shared her Manager's Report (ATTACHMENT D). She thanked the Board, RAC, and others who helped OMCA the past year.

Committee Reports

Architectural Committee

Mr. Fried shared his report on applications for the past fiscal year.

Education

Mr. Edelson said there is more work to be done to move the OMHS renovations forward. He also encouraged people to volunteer for the 5th Grade Simulated Congressional hearings.

Housing

Mr. McCormack reported on the Housing Committee's work the past board year.

Open Space Committee

Mr. McCormack reported on the Open Space Committee's work the past board year. It will continue to advocate for multi-generational play areas and preservation of mowed areas of Open Space.

Public Space

Dr. Pierce called for residents to get involved. The committee's current projects include the pathway and intersection at Stevens Forest Road and Broken Land Parkway.

Tenant Committee

Ms. Pettiford-Thomas reported that the committee was continuing to try to get Autumn Crest involved.

Bulletin Board

Board members thanked residents, staff, and each other for a good year.

Mr. Fried motioned to go into closed session at 8:24 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT E). **Dr. Pierce** seconded, and the motion passed (5-0-0).

The Board came out of closed session at 9:12 p.m. **Mr. Edelson** announced that the Board voted to consult with counsel regarding the Columbia Council Representative issue.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:13 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

April 14, 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 Jr. (arrived 7:11 p.m.), Vice Chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Dr. Daniel Pierce; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

Quorum Present: Yes

Also Present: Election Monitor Committee Co-chair Ginny Thomas; Election Monitor Committee member Charlotte Cook, Election Monitor Committee Member Louis Barber; OMI Green Team member Hans Plugg; Howard County Executive's Office Community Outreach Coordinator Vikki Garcia; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Fried** motioned to approve the March 24, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Edelson** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the April 14, 2026 Board Meeting agenda (ATTACHMENT B). **Ms. Pettiford-Thomas** seconded, and the motion passed (4-0-0).

New Business

Donation Requests

Ms. Warren shared the April 2026 OMCA Donation Requests (ATTACHMENT C). \$5000 was available for donations. The subject would be brought back as Old Business at the 4/28 Board meeting.

OMCA Employee Handbook

Ms. Warren shared the draft OMCA Employee Handbook. HR Strategies helped update the Handbook. **Mr. Fried** motioned to waive OMCA policy on voting on New Business items. **Mr. McCormack** seconded, and the motion passed (5-0-0). **Mr. McCormack** motioned to accept the draft OMCA Employee Handbook. **Mr. Fried** seconded, and the motion passed (5-0-0).

Old Business

Appoint 2026-27 OMCA Board Members

Election Monitor Committee Co-chair Ginny Thomas presented the names of the 2026-27 Board members and Columbia Council Representative, based on the non-contested 2026 OMCA Elections (ATTACHMENT D). **Mr. McCormack** motioned to accept the 2026 OMCA election results and appoint

Jonathan Edelson, Andrew Fried, Paulette Pettiford-Thomas, Dr. Daniel Pierce, and Bill McCormack Jr. as members of the 2026-27 Oakland Mills Community Association Board of Directors and Karin Emery as 2026-27 OMCA Columbia Council Representative. **Mr. Fried** seconded, and the motion passed (5-0-0).

New Town Zoning Recommendations

Mr. McCormack shared the New Town Task Force Preliminary Recommendations (ATTACHMENT E). **Mr. McCormack** said he intended to send a letter stating OMCA's stance on each recommendation. The Board reviewed all 28 recommendations. The Board agreed it would oppose anything that would negatively affect the villages' part in the zoning process. **Mr. McCormack** would draft the letter based on the Board's feedback on the recommendations and send the letter to the Board for review and consensus. Once finalized, the letter would be sent to all members of the New Town Task Force.

OMCA FY27 Draft Budget

Ms. Warren presented the OMCA FY27 Draft Budget (ATTACHMENT F). **Mr. Fried** motioned to adopt the OMCA FY27 Budget. **Dr. Pierce** seconded, and the motion passed (4-0-0). (Ms. Pettiford-Thomas was having technical difficulties at the time of the vote.)

CCR Report

Ms. Emery reported that CA staff had shared a finance presentation with the CA Board at its last meeting. The report indicated that CA's finances were healthy and that it was credit-worthy. Staff also shared that expenses were expected to skyrocket in the next couple of years and recommended raising the cap and annual assessment. **Ms. Emery** said she would continue following the issue and report back to the Board.

Village Manager Report

Ms. Warren shared her Manager's Report (ATTACHMENT G).

Mr. McCormack motioned to go into closed session at 8:55 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT H). **Mr. Fried** seconded, and the motion passed (5-0-0).

The Board came out of closed session at 9:46 p.m. **Mr. Edelson** announced that the Board had discussed a potential legal matter and would monitor to determine whether it would need to consider action.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:47 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, April 28, 2026
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

- | | | |
|------------------|---|----------------------------------|
| 7:00 p.m. | <p>Opening of Meeting (5 min)</p> <ul style="list-style-type: none"> • Approve Minutes from April 14, 2026 Board Meeting • Approve Agenda for April 28, 2026 Board Meeting | Jonathan Edelson, Board Chair |
| 7:05 p.m. | <p>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.</p> | |
| 7:15 p.m. | <p>NEW BUSINESS</p> <ul style="list-style-type: none"> • Thank yous (10 min) | Brigitta Warren, Village Manager |
| 7:25 p.m. | <p>OLD BUSINESS</p> <ul style="list-style-type: none"> • Review Donation Requests, Discussion, Vote (20 min) | |

7:45 p.m.	Board Chair Report (10 min)	Jonathan Edelson, Chair
7:55 p.m.	CCR Report (10 min)	Karin Emery, CCR Rep
8:05 p.m.	Village Manager Report (10 min) Operations Update	Brigitta Warren, Village Manager
8:15 p.m.	Committee Reports (30 min) <ul style="list-style-type: none"> • Architecture, (5 min) • Education (5 min) • Housing (5 min) • Open Space (5 min) • Public Space (5 min) • Tenant (5 min) 	Andrew Fried, Chair Jonathan Edelson, Chair Bill McCormack Jr, Chair Bill McCormack Jr, Chair Daniel Pierce, Chair Paulette Pettiford-Thomas
8:45 p.m.	Board Bulletin Board	
8:50 p.m.	Adjourn	

Board Closed Session

Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.

Upcoming Events

Oakland Mills Community Plant Sale

Saturday, May 2nd, 9am to 1pm

Jazz in the Mills Presents Benjie Porecki

Sunday, June 14th, 5pm to 7:30pm

	Donation Requests October 2025	Donations Approved 10/28/25-FY26	Donation Requests April 2026	Submitted New Letter				
Anti-Racist Education Alliance, Inc.	\$5,000.00	\$200.00	\$4,800.00					
Columbia Housing Center			\$450.00	3/25/2026				
Howard County Community College	\$500.00	\$500.00						
Luminus Network	\$1,500.00	\$500.00	\$1,000.00					
OMHS	\$1,500.00	\$800.00	\$700.00					
OMHS Fine Arts Boosters	\$10,000.00	\$500.00	\$9,500.00					
OMHS Howard County Conservancy Youth Climate Institute	\$200.00	\$200.00						
Oakland Mills Interfaith, Inc.			\$700.00	4/1/2026				
OMMS			\$1,000.00	4/3/2026				
OMMS PTSA	\$2,500.00	\$600.00	\$1,500.00	3/17/2026				
Stevens Forest PTA	\$1,100.00	\$500.00	\$600.00					
The Village in Howard	\$1,000.00	\$200.00	\$800.00					
THES PTA	\$1,000.00	\$500.00	\$500.00					
TSES PTA	\$800.00	\$500.00	\$300.00					
Total	\$25,100.00	\$5,000.00	\$21,850.00					

Donation Requests Received
2025_2026 OMCA Fiscal Year (May 25-April 26)
Second Round of Donations

ORGANIZATION NAME	AMOUNT
Anti-Racist Education Alliance, Inc	\$4800
Columbia Housing Center	\$ 450
Luminus Network	\$1000
Oakland Mills High School	\$ 700
OMHS Fine Arts Boosters	\$9500
Oakland Mills Interfaith, Inc.	\$ 700
OMMS	\$1000
OMMS PTSA	\$1500
SFES PTA	\$ 600
The Village in Howard	\$ 800
THES PTA	\$ 500
TSES PTA	\$ 300
Request Total:	\$21,850

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

ANTI-RACIST EDUCATION ALLIANCE, INC. – \$4800 - The Anti-Racist Education Alliance, Inc. will be partnering with Gardyn-Doulah, LLC to design and implement a mindfulness community garden behind Stevens Forest Elementary School. The money requested will be used for “seed” money to purchase the materials and labor needed to start the garden. Our projected completion date is summer 2026.

COLUMBIA HOUSING CENTER - \$450 - Offset the cost of the ColumbiaLiving.org site. The donation will help us to continue to improve the site’s content, expand its reach, and ensure it remains a high-quality, trusted resource that reflects the full story of Columbia and its villages.

LUMINUS NETWORK – \$1000 - In recognition of the dire needs of the immigrant communities in Oakland Mills. Every dollar you give to Luminus Network, Inc. makes a real difference in real people’s lives. Funds contributed will continue to underwrite our work in Oakland Mills.

OAKLAND MILLS HIGH SCHOOL - \$700 - At Oakland Mills High School, we want to support our students’ success while they’re in our classroom and when they are on their own.

Since losing HCPSS-provided planners, we have encouraged students to use their phones to organize their assignments and homework. Phones are now prohibited during instructional hours of 7:50am-2:35pm, so we are down two different means of organizing tasks. **\$1,400** is needed to cover the bulk rate cost of the planners (\$1.25 each) for students.

Additionally, we have dozens of bulletin boards throughout the school building that communicate events and deadlines, as well as scholarship opportunities or fun “break break” information. We need **\$100** to buy bulletin board supplies.

OAKLAND MILLS HS FINE ARTS BOOSTERS - \$9500 – Request to be used for a variety of things, including travel expense for events like String-a-Palooza, Adjudication and Assessments, etc., uniforms, sets and costumes for theater productions, instruments, publications, training visits from Master Clinicians, etc. This year, FAB is raising money to support significant improvements to our outdated sound system. A donation of \$10,000 would go far in helping our performing arts students excel, but any amount you are able to donate to FAB would be greatly appreciated and could make all the difference in the high school experience for our talented performing artists.

OAKLAND MILLS INTERFAITH, INC. - \$700 request to help fund an Eagle Scout Project to replace the existing fence with an 18-inch-high fence sturdy enough to withstand most everybody but the most determined middle schooler. The Eagle project budget already exceeds \$ 1000 dollars (and he needs to add things to his draft proposal). The Eagle Scout candidate is responsible for raising all funds needed to complete the project. The Eagle Scout, Yohaam Vijay, is from Troop 361 which meets at First Presbyterian (Rts 108 and 29) ie bordering OM. His proposal (attached) is very detailed although supplies lack a few (expensive) details including joist tape and structural screws. We are hoping to get this project done between Memorial Day and July 4.

OAKLAND MILLS MIDDLE SCHOOL - \$1000 - Requests a grant to assist with expenses and supplies for our end-of-year activities. We need your assistance with funding to cover the cost of these activities and also supplies. Each grade team will host an individual field day and awards ceremony. Furthermore, our planning and coordination for the field days are more complex this year due to ongoing construction on site, which has limited our open space and field availability. Adapting to this challenge has added to our overall cost. Team activities will include crafts, indoor and outdoor games, tie-dye stations, snacks, ice cream, and popsicles. We estimate these funds will cover the majority of our supply needs, including our estimated \$400 for game and craft materials, \$700 for frozen ice, popsicles, snacks, and water for all three grade levels, and \$300 for awards and miscellaneous field day supplies. The remaining will be covered by a small school budget and support from the PTSA.

OAKLAND MILLS MS PTSA - \$1500 We are humbly requesting that OMCA grant \$1,500 to the OMMS PTSA to support scholarships and cost reductions for our students in 6th, 7th and 8th grade. With this grant, we envision supporting field trips, specifically:

- 8th grade cruise bus parking costs;
- a trip to the Medieval Times experience in Arundel Mills to support the Geography curriculum (we specifically need \$1000 to ensure all students can attend this trip);
- Music in the Parks at Hershey Park (a very expensive trip, but one where OMMS always has a spectacular performance and won first place in ALL categories last year); and
- a trip to the Shakespeare theater to support the English/Language Arts curriculum.

STEVENS FOREST ELEMENTARY SCHOOL PTA - \$600 request to support our community-wide enrichment programs and events at our school. These PTA-sponsored programs include: our annual **STEAM Night** and fall and spring **Art Nights**, among other events that we host during the school year.

THE VILLAGE IN HOWARD - \$800 – The Association of Community Services has selected TVIH to participate in its first Capacity Building Cohort project. As part of TVIH capacity-building efforts, we need to adopt a paid volunteer coordination effort.

THUNDER HILL ELEMENTARY SCHOOL PTA – \$500 - The purchase of indoor recess and STEM activities for children in all grades.

TALBOTT SPRINGS ELEMENTARY SCHOOL PTA - \$300 - Winter Eagle Shop—is something we're especially excited to bring back after a successful debut last year. The Winter Eagle Shop is tentatively scheduled for Thursday, December 11th. Last year's event included a low-cost family dinner, a free winter craft activity, and a "holiday mart" where students could purchase small gifts for loved ones. It was a joyful evening that allowed families to connect, relax, and celebrate together without the stress of preparing dinner or spending too much. For many of our students, it was a meaningful opportunity to participate in holiday traditions in an inclusive and supportive environment.

**Manager's Report
Oakland Mills Community Association
April 28, 2026**

Events Update

- Our last Lively Arts for Little Ones concert featuring Pam the Kindersinger was held on April 17th. It was a great turnout. The series will return in October.
- The Native Plant Share and Giveaway event was held on Saturday, April 25th outside in front of the statue and inside the Courtyard. The Yards Alive group was there and gave all of CA's native perennials and had a lot of other native plant sharing happenings. Several children stopped by the craft tables throughout the event.
- Jazz in the Mills next concert is on June 14th and features an Oakland Mills alum, Benjie Porecki. Tickets went on sale online on Monday and will be available at The Other Barn by the end of March.
- Oakland Mills Community Flower Sale will take place this Saturday May 2nd from 9 am to 2 pm. We are looking for volunteers to help. Please email Amy Carpenter if you are interested.

Oakland Mills Village Center

- The 2026 Oakland Mills Farmers Market will begin on Sunday, May 10th and run through November 1st. The times will be the same, 9 am to 1pm, in the parking lot of the Oakland Mills Village Center.
- Continuing to work with Klein Enterprises and the HCPD to clean up and maintain the area around the old Second Chance building and courtyard.

The Other Barn

- Prior to the busy new rental season, we have purchased some new Courtyard chairs, new rugs for the front lobby and silo, and miscellaneous items to ensure preparedness during events.
- Ellen held the annual weekend event staff dinner meeting on Wednesday, 4/22.

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

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

DATE: 4/28/2026
TIME: 8:24 pm

MOTION BY: Andrew

SECONDED BY: Daniel

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	✓			
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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:

Potential consultation with legal representation to understand Omen's position and rights relative to CA policy.

TIME CLOSED SESSION BEGAN: 8:29 pm

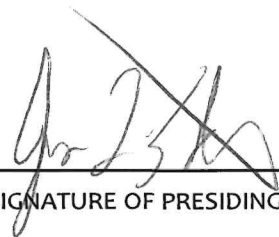
TIME CLOSED SESSION ENDED: 9:12 pm

PERSONS PRESENT DURING CLOSED SESSION:

Paulette, Bill, Daniel, Andrew, Karen, Jonathan, Brigitte

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

The board voted to consult with council regarding the CCR issue


SIGNATURE OF PRESIDING OFFICER