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 22, 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, Chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Bill McCormack, Dan Pierce

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 September 8, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Pettiford-Thomas** seconded, and the motion passed (3-0-0).
- **Mr. Fried** motioned to approve the September 22, 2026 Board Meeting agenda (ATTACHMENT B). **Ms. Pettiford-Thomas** seconded, and the motion passed (3-0-0).

New Business

Fall Festival Update
Ms. Carpenter shared the Oakland Mills Fall Festival website and information about the festival.

Old Business

Upcoming CA Budget Testimony
The Board discussed OMCA's draft CA Budget Testimony (ATTACHMENT C). **Mr. Fried** motioned to adopt the testimony as amended. **Ms. Pettiford-Thomas** seconded, and the motion passed (3-0-0).

Board Chair Report
Mr. Edelson reported that he had contacted the Bureau of Traffic and Engineering. There were no plans for a permanent reduction in parking on the south side of Kilimanjaro Road, and parking would be restored after Oakland Mills Middle School construction finished.

CCR

Ms. Emery reported that the Columbia Council had met as a meeting of the members of Columbia Association and had elected new Kings Contrivance CCR Ted Bauer to the CA Board. **Ms. Emery** said she and other CCRs tried to amend the agenda to include a vote on electing other currently non-CA-Board-elected CCRs, but the motion failed. Paper ballots were requested. Ms. Emery and other CCRs added their names to Mr. Bauer's name, but the other CCRs' names (except for Mr. Bauer) were excluded from the vote count. **Ms. Emery** said Columbia Association was out of compliance with its own Charter because it was required to elect village-elected CCRs to the CA Board.

Ms. Emery encouraged residents to attend the upcoming CA Town Hall.

Ms. Emery reported that Senior Vice President of Community Programs and Services Dan Burns would, as invited by villages, be presenting information on the replacement of a CA pool with a splashpad.

Village Manager Report
Ms. Warren shared her manager's report (ATTACHMENT D).

Bulletin Board
Ms. Warren said Jazz in the Mills organizer Lavenia Nesmith wanted to thank the Board for its partnership with her over the past twenty years the concert series had been in existence.

Mr. Fried motioned to go into closed session at 7:49 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT E). **Ms. Pettiford-Thomas** seconded, and the motion passed (3-0-0).

The Board came out of closed session at 7:54 p.m. **Mr. Edelson** announced that the Architecture Committee voted to send a letter to CA to conduct seasonal maintenance on a property.

Mr. Edelson adjourned the regular OMCA Board meeting at 7:55 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

September 8, 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, Chair; Bill McCormack, Vice-chair (arrived 7:10 p.m.); Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Dr. Daniel Pierce (left 7:55 p.m.); Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Fried** motioned to approve the August 25, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Pettiford-Thomas** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the September 8, 2026 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

Resident Remarks
OM's representative for CA's Aging Well in Columbia Advocacy Committee, Helen Cooke, spoke about the committee, which meets every two months. She asked about ways to promote the committee's meetings.

Resident Doris Morgan spoke on behalf of Kilimanjaro Road neighbors about issues concerning Oakland Mills Middle School construction that affected their properties. She said residents were not informed beforehand about changes made to road patterns and parking, especially the cut-through in the median. The cut-through's flow of traffic now brings vehicles directly into the path of one resident's driveway access. She asked that parking still be allowed on the road. **Mr. Edelson** addressed her concerns, referring to the school's construction plans. Street parking that had been allowed prior to the construction was not intended to be limited permanently.

Resident Tish Vaughn shared her frustration with her townhouse HOA's lack of mowing and inattention to overhanging trees in the parking lot. The HOA had established a mowing schedule, but the tree issue remained. **Ms. Warren** explained the covenant complaint process and that the issue was being addressed by OMCA.

DRAFT

New Business

Upcoming CA Budget Testimony

Ms. Warren shared last year's budget testimony for reference (ATTACHMENT C). The Board discussed updates to the testimony.

Donation Policy Review

Mr. Edelson reviewed OMCA's donation policy (ATTACHMENT D).

Board Chair Report

Mr. Edelson reported that he had sent a response to the Banner and had received a thank you from them.

CCR

Ms. Emery reported that the Columbia Council would hold a special meeting of the membership on September 17. The meeting would be public, and CCRs would be able to vote that night.

CA would be holding a town hall meeting on September 24. **Ms. Emery** encouraged residents to attend and ask questions.

Ms. Emery said the CA board will be voting on splashpads soon. Currently, there are six members of the CA board, and four of them are in favor of replacing a village's swimming pool with a splashpad. According to CA's proposal, villages will still be able to choose whether they want the replacement.

Village Manager Report

Ms. Warren shared her manager's report (ATTACHMENT E). She spoke about OM's tree giveaway. CA will provide the trees. Sign up is first-come, first-serve. Residents should email manager@oaklandmills.org if they would like a tree.

Bulletin Board

Ms. Carpenter said the Special Olympics' 25th annual Inspiration Walk, which raised funds for Special Olympics athletes, would take place on September 12.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:13 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

DRAFT

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 22, 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/83525964688

Meeting ID: 835 2596 4688

One tap mobile
+13092053325,,83525964688# US
+13126266799,,83525964688# US (Chicago)

DRAFT

Oakland Mills Board of Directors

7:00 p.m.	**Opening of Meeting** (5 min) • Approve Minutes from September 8, 2026 Board Meeting • Approve Agenda for September 22, 2026 Board Meeting	Jonathan Edelson, Board Chair
7:05 p.m.	**Resident Remarks** (3 minutes per resident, 10 minutes) Please note that meeting attendee's audio is muted. If you wish to participate in Resident Remarks please "raise your hand" which is one of the options available for participants and appears as an icon on the screen.	
7:15 p.m.	**NEW BUSINESS**	
	• **Fall Festival Update** (10 min)	**Amy Carpenter, Events and Administrative Coordinator**
7:25 p.m.	**OLD BUSINESS**	
	• **Testimony for Upcoming CA Budget** Discussion, Vote (15 min)	

7:40 p.m.	**Board Chair Report,** (10 min)	Jonathan Edelson, Board Chair
7:50 p.m.	**Columbia Council Rep Report** (10 min)	Karin Emery, CA Rep
8:00 p.m.	**Village Manager Report** (10 min)	Brigitta Warren, Village Manager
8:10 p.m.	**Committee Reports (30 min)**	
	• **Architecture**, (5 min)	Andrew Fried, Chair
	• **Education,** (5 min)	Jonathan Edelson, Chair
	• **Housing** (5 min)	Bill McCormack Jr, Chair
	• **Open Space** (5 min)	Bill McCormack Jr, Chair
	• **Public Space** (5 min)	Daniel Pierce, Chair
	• **Tenant** (5 min)	Paulette Pettiford-Thomas
8:40 p.m.	**Board Bulletin Board**	
8:45 p.m.	**Adjourn**	
8:45 p.m.	**Board Closed Session** Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.	

Upcoming Events

Oakland Mills Fall Festival	Saturday, October 3rd, 11am to 3pm
Lively Arts for Little Ones Presents Tony M	Friday, October 16th, 10:30 am to 11:15 am

DRAFT

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

410-730-4610 ● oaklandmills.org

September 23, 2026

The Oakland Mills Board of Directors submits the following requests for inclusion in Columbia Association's Conditional FY 2028 Budget.

OMCA Budget Requests — list is not in priority order

Excess Cash Reserves — Under the current Management Contract, continue reinvesting excess 20% cash reserves in the village from which they were submitted, with funds directed toward environmental sustainability projects. These projects should benefit the contributing village while providing broader environmental benefits. Also provide an update on previously allocated excess cash reserve funds designated for environmental projects.

Play Area Repurposing and Redesign — Thank you for continuing to fund the village-based Play Area Repurposing and Redesign policy adopted by the CA Board and for the newly designed play areas in Oakland Mills. OMCA requests continued investment in redesigning existing play areas to create recreational opportunities for people of all ages and encourage multigenerational connections.

2027 Pool Season — Include sufficient FY 2028 funding for CA Aquatics to:
- Pay all CA lifeguards appropriate, competitive wages.
- Open and fully staff all 23 outdoor pools for the entire 2027 pool season.
- Fund a multilingual recruitment initiative.
- Include Play Membership at no additional charge for all residents in good standing.
- Study the requirements for making Talbott Springs Pool a fully ADA-compliant, full-service pool and consider offering swimming lessons at that location.
- Continue implementing the 2026 CA Aquatics Master Plan.

Second Sheet of Ice at the Columbia Ice Rink — Add a second sheet of ice to the Columbia Ice Rink and partner with Howard County to create a state-of-the-art ice arena.

Preserve the Tree Canopy — Prioritize preserving existing trees before considering removal. When removal is necessary, follow CA policy by providing one-for-one tree replacement wherever possible.

Removal of Invasive Species from CA Open Space — Prioritize the removal of invasive species from CA open space to reduce the spotted lanternfly's impact on the area.

Path from Orchard Green Tot Lot to Red Branch Road — Fund CA's portion of the proposed pedestrian and bicycle path from the Orchard Green tot lot to Red Branch Road. Coordinate with the State Highway Administration and Colonial Pipeline to design and build the route along Route 108 to the traffic signal at Red Branch Road.

EV Charging Stations — Fund visible EV charging stations at the Columbia Ice Rink, Oakland Mills neighborhood centers, and other prominent locations at CA facilities.

DRAFT

Where appropriate, partner with Howard County or other organizations to install the stations through existing partnership programs.

Additional, Higher-Quality Bike Racks at CA Facilities — Install additional secure bike racks at CA facilities. Avoid wave- and grid-style racks, which do not make efficient use of the available space.

Landscaping at the Stevens Forest Road and Broken Land Parkway Sign — Remove the rocks in front of the Oakland Mills sign at the corner of Stevens Forest Road and Broken Land Parkway and replace them with flowers consistent with the landscaping at other community signs.

Other Signage — Replace the missing Village of Oakland Mills–Thunder Hill gateway sign at the entrance to Mellonbrook and Route 108.

DRAFT

Manager's Report
Oakland Mills Community Association
September 22, 2026

Accountant/FY27 1st Quarter Financials

- I have asked for an extension from CA to submit FY27 1st Quarter Financials. The accountant is currently working on them, and I should have them ready for review and approval by the October 13th Board meeting.

Event Update:

- Jazz in the Mills 20th Anniversary Celebration featuring Lavenia Nesmith was held and both shows were wonderful. Thank you to all who attended.
- This Friday, September 25th, Oakland Mills Community Association is co-sponsoring the Hispanic Heritage Festival with the Okland Mills High School Hispanic Committee and Columbia Association. Registration was required for this event, and it is full. The event will take place in The Barn, the Courtyard and The Other Barn.
- Oakland Mills Fall Festival is Saturday, October 3rd from 11 am to 3 pm.
- The first Lively Arts for Little Ones concert will be held on October 16th. Tickets are on sale online at Eventbrite but are available day of as well.
- Jazz in the Mills Holiday Extravaganza featuring the Paul Carr Mid Atlantic Jazz Festival will be held Sunday, December 6th. Tickets will go on sale next week.

Talbott Springs NC

- CA ran into some unexpected issues during demolition of Talbott Spring NC. The renovation is scheduled to be completed by the end of November, beginning of December.

The Other Barn Interior Painting

- Colors have been selected for the interior painting of The Other Barn. The painting will take place in the first 3 weeks of November, Monday through Friday, 9 am to 4 pm.

ATTACHMENT E

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

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

DATE: September 22, 2026

TIME: 7:49 pm

MOTION BY: Fried

SECONDED BY: Pettiford-Thomas

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:

Send letter to CA to do seasonal yard maintenance on a property.

TIME CLOSED SESSION BEGAN: 7:49 pm

TIME CLOSED SESSION ENDED: 7:54 pm

PERSONS PRESENT DURING CLOSED SESSION:

Fried, Energy, Edelson, Warren, Carpenter, Pettiford-Thomas

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

Architecture Committee voted to send letter to CA to do seasonal maintenance on a property.

SIGNATURE OF PRESIDING OFFICER