



Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Jonathan Edelson, Chair ~
Bill McCormack Jr., Vice-chair ~ Andrew Mark Fried, AC Chair ~
Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~
Karin Emery, Columbia Council Representative

July 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 7:01 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack Jr., Board Vice-chair (not voting); Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager.

Absent: Dr. Daniel Pierce

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston.

Opening of Meeting

- **Mr. Fried** motioned to approve the June 23, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Pettiford-Thomas** seconded, and the motion passed (3-0-0).
- **Mr. Fried** motioned to approve the July 14, 2026 Board Meeting agenda (ATTACHMENT B). **Ms. Pettiford-Thomas** seconded, and the motion passed (3-0-0).

Board Chair Report

The Board agreed not to hold a regular Board meeting on August 11.

Mr. Edelson reported that OMCA had received a letter from CA's attorney. After meeting with Mr. Edelson and Ms. Warren, OMCA's attorney acknowledged receipt of the letter with no other response.

Mr. Edelson discussed overcrowded parking at Blandair, which was spilling over into Oakland Mills roads. Dr. Pierce had reached out to Howard County Rec & Parks about the issue. OMCA would take up the matter with the new County leadership.

CCR

Ms. Emery reported that there had been no ruling regarding her CCR case.

Ms. Emery said that the CA board had discussed during its July 9, 2026 board meeting extending CA's \$30 million line of credit. The CA board voted to suspend its rules for items of new business and then voted to extend the line of credit for three years. It also approved a resolution that included language allowing "Authorized Officers" (President of the Corporation, the Senior Vice President and Chief

Financial Officer or the Treasurer of the Corporation) to approve certain amendments, modifications, etc. without approval of the CA board, which **Ms. Emery** expressed concern about.

Village Manager Report

Ms. Warren shared the updated FY25 4th Quarter Financials (ATTACHMENT C) for the Board's information. The former 4th Quarter Financials did not include the excess cash reserve Oakland Mills sent back to CA.

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

Ms. Warren reported that Oakland Mills' Community Resource Officer PFC Sean Pepper updated her on community safety. Residents should contact Ms. Warren with any concerns or questions and she would pass them on to him. PFC Pepper indicated he was willing to attend a board/community meeting but would need advance notice.

The Board approved a second Jazz in the Mills 20th Anniversary concert to be held in September.

Mr. Fried motioned to go into closed session at 7:27 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT E). **Mr. Edelson** seconded, and the motion passed (3-0-0).

The Board came out of closed session at 7:55 p.m. **Mr. Edelson** announced that the Board had met as the architecture committee and approved a 15-day letter and a potential CA letter for a non-compliant property. He announced that the Board had also taken no action on the CCR case other than document retention.

Mr. Edelson adjourned the regular OMCA Board meeting at 7:56 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



Oakland Mills Community Association

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

June 23, 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., Board Vice-chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager.

Absent: Dr. Daniel Pierce

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston.

Opening of Meeting

- **Mr. Fried** motioned to approve the June 9, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Pettiford-Thomas** seconded, and the motion passed (3-0-1).
- **Mr. McCormack** motioned to approve the June 23, 2026 Board Meeting agenda (ATTACHMENT B). **Mr. Fried** seconded, and the motion passed (4-0-0).

Board Chair Report

Mr. Edelson reported that he had been in contact with the chairs of the Long Reach and River Hill village boards concerning the ongoing Columbia Council Representative issue. Both boards had met the previous week to consider something that had already come to Mr. Edelson and Ms. Warren's attention. The Board would discuss the matter in its closed session.

The State placed a sign in front of Oakland Mills High School announcing that it would be building a new entrance to the school. The State was providing the funding for the project.

The County announced that the Board of Education had acquired land at Troy Hill Park for the building of High School 14. Other factors would need to be considered, however, before funding for the construction of the new school could be secured. Included among those factors were facilities throughout the district that needed attention.

CCR

Ms. Emery reported that the June 25 CA board meeting had been rescheduled to July 9.

Ms. Emery said that the injunction hearing for the case concerning her and the Long Reach and River Hill CCRs had been postponed to July 1 because of a non-related issue.

Village Manager Report

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

Committee Reports

Housing

Mr. McCormack reported that the Housing Committee met last month and discussed the history of and percentage of different types of rental housing in the county. Updates on the Verona and Forest Ridge were given at the meeting. Ms. Pettiford-Thomas was also present, and there was a discussion on maintenance issues at apartment complexes.

Open Space

Mr. McCormack said the committee would be meeting the following day.

Bulletin Board

Ms. Warren said that the village managers had met with an accountant candidate. They would possibly be meeting with another candidate. A new accountant was needed in time to review the FY27 First Quarter Financials. The first quarter concludes at the end of July.

Ms. Emery said that the Baltimore Banner had published an article on CA's proposal to replace a village pool with a splash pad. She recommended reading it.

Mr. Fried motioned to go into closed session at 7:28 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT D). **Mr. McCormack** seconded, and the motion passed (4-0-0).

The Board came out of closed session at 7:52 p.m. **Mr. Edelson** announced that the Board had met as the architecture committee and approved a 15-day letter and a potential CA letter for a non-compliant property. He announced that the Board had also decided to send a letter supporting the position of Ms. Emery as CCR.

Mr. Edelson adjourned the regular OMCA Board meeting at 7:53 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



Oakland Mills Board of Directors Meeting Agenda

Board Members: Jonathan Edelson, Chair, Bill McCormack Jr, Vice-Chair; Andrew Mark Fried, Architecture Chair, Paulette Pettiford-Thomas, Daniel Pierce; **Columbia Council Representative:** Karin Emery

Tuesday, July 14, 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/88639888004>

Meeting ID: 886 3988 8004

One tap mobile

+16469313860,,88639888004# US

Oakland Mills Board of Directors

7:00 p.m.	Opening of Meeting (5 min) • Approve Minutes from June 23, 2026 Board Meetings • Approve Agenda for July 14, 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.	Board Chair Report, (10 min)	Jonathan Edelson, Board Chair
7:25 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CCR Rep
7:35 p.m.	Village Manager Report (10 min) • Operations Update	Brigitta Warren, Village Manager
7:45 p.m.	Board Bulletin Board	
7:50 p.m.	Adjourn	

7:50 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 Community Pool Party

Monday, August 3rd,
6:30pm-8:30pm

DRAFT

Village: OAKLAND MILLS
 Fiscal Year: FY26
 Quarter: 4
 Date Prepared: 4-Jun-26

Input Cell

SCHEDULE A

BEGINNING CASH

1 Cash and Investments 247,766

SOURCES OF FUNDS

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

a) Loan #1

b) Loan #2

c) Subtotal - Bank Loans & Other Income

0
0
0

3 Total Revenue - Year-to-Date

584,881

4 Proceeds from Sale of Capital

0

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

832,647

USES OF FUNDS

6 Total Expenses - Year-to-Date

590,096

7 Loan Repayment (Principal - not Included in Line 6 above)

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

2,706

9 Subtotal - all disbursements
 (Lines 6 + 7 + 8)

592,802

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

7,098

11 Disbursements Less Depreciation
 (Line 9 less Line 10)

585,704

12 Subtotal - (Line 5 minus Line 11)

246,943

OTHER CHANGES

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

1,240

14 Liabilities - Increases/(Decreases) between
 4/30 of current year and 4/30 of prior year

92,889

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

94,129

ENDING CASH

16 Cash and Investments

341,071

**Manager's Report
Oakland Mills Community Association
July 14, 2026**

FY26 Schedule A

- The FY26 4th Qtr. Schedule A of the Financials was incorrect and did not include the excess cash reserve that was sent back to CA. Attached is the correct version.

FY26 Financial Review

- FY26 Financial Review is in process. I have sent everything that has been asked to the CPA and am now awaiting any follow-up requests or questions.

Event Update:

- The Oakland Mills Community Pool Party will take place on Monday, August 3rd at 6:30 pm. Tickets are \$3 and are available online at Eventbrite.
- Jazz in the Mills 20th Anniversary Celebration featuring Lavenia Nesmith will be held on Sunday, September 13, 2026. Tickets sold out in the first 48 hours. Lavenia and I will be discussing the possibility of a second show.

Staff/Board Summer Luau

- This year's annual Staff/Board Summer event will be held on Sunday, July 19th at The Other Barn from 2 pm to 4 pm. Responses were due by July 6th.

Talbott Springs NC

- The money for the renovation of Talbott Springs NC has been allocated by CA. CA met with contractors who want to bid on the contract onsite this week. CA is hoping to start work in early September with completion by November.

Miscellaneous

- Oakland Mills is participating in Prepare for Success. Collection will go through August.

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

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

DATE: 7/14/2026
TIME: 7:27 pm

MOTION BY: Andrew
SECONDED BY: Jonathan

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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N/A

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)	<u>JS</u>	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 15 day notice to residential property out of compliance
CA represent claim case - OMEA's attorney received
letter from CA attorney.

TIME CLOSED SESSION BEGAN: 7:28pm

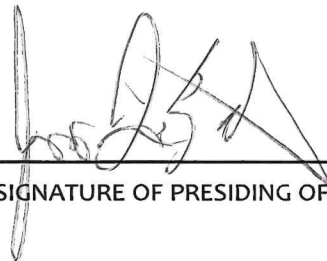
TIME CLOSED SESSION ENDED: 7:55pm

PERSONS PRESENT DURING CLOSED SESSION:

Paulette, Amy (architecture only), Big Al, Bill, Jan,
Kerin, Andrew

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

Board as architecture committee voted to send 15 day letter to
non compliant property
No OMEA action on CA rep case other than document retention.


SIGNATURE OF PRESIDING OFFICER