



# 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

**June 9, 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 7:02 p.m.

**Present:** Jonathan Edelson, Board 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.

**Absent:** Bill McCormack Jr.

**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 May 26, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the June 9, 2026 Board Meeting agenda (ATTACHMENT B). **Ms. Pettiford-Thomas** seconded, and the motion passed (4-0-0).

### Resident Remarks

Resident Louis Barbier asked about the removal of OM's CCR Karin Emery from the CA Board. He expressed concerns about OM's lack of representation on the CA Board. **Mr. Edelson** answered that the Board had received a letter from CA General Counsel about the issue. **Mr. Edelson** said he and Ms. Warren had worked with OMCA's legal counsel to draft and send a response. OMCA was currently waiting on the results of open litigation on the parts of the affected CCRs. In the meantime, the Board would be monitoring CA Board meetings and sending testimony and communications to the CA Board regarding OMCA's position on issues.

### Board Chair Report

**Mr. Edelson** reported that the community meeting on the OMMS renovations was mostly review and no significant new information was shared.

On behalf of OMCA, **Mr. Edelson** offered condolences on the passing of longtime OMCA volunteer and Election Monitoring Committee Chair Bob Berlett.

### Village Manager Report

**Ms. Warren** shared the FY26 4<sup>th</sup> Quarter Financials (ATTACHMENT C). **Mr. Fried** motioned to accept the OMCA FY26 4<sup>th</sup> Quarter Financials. **Dr. Pierce** seconded, and the motion passed (4-0-0).

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

**Ms. Warren** introduced OMHS alum Rory Lawson, who was working on her capstone project for the University of Cincinnati's communication design program. The project involved exploring if residents of Columbia today know its history. **Ms. Warren** said she could send a communication to the village to ask for residents who could contribute to the project and would like to be interviewed.

**Ms. Warren** reported that the following week, the village managers would be meeting with new accounting candidates.

**Mr. Fried** motioned to go into closed session at 7:34 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 (4-0-0).

The Board came out of closed session at 8:10 p.m. **Mr. Edelson** announced that the Board had discussed information from OMCA's attorney and determined next steps for him.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:11 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

**May 26, 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. (arrived 7:07 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:** Columbia Association Community Programs & Services Projects Liaison Marty Oltmanns; 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 28, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Ms. Pettiford-Thomas** motioned to approve the May 12, 2026 OMCA Board Meeting minutes. (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the May 26, 2026 Board Meeting agenda (ATTACHMENT C). **Ms. Fried** seconded, and the motion passed (4-0-0).

### Resident Remarks

Resident and former OMCA and CA board member Ginny Thomas asked questions about what villages can do if their Columbia Council Representative is dismissed from the CA board. She expressed concerns that OMCA was not being represented at CA meetings, especially during closed sessions. She asked if OMCA had sought legal counsel. **Mr. Edelson** answered that OMCA is limited in how it can respond right now. The Board had sought legal counsel. The Board was required to follow by-laws, so it could not appoint a new CCR, as some at CA had suggested. In the meantime, Board members and/or staff would be attending CA board meetings and offering spoken or written testimony, just as they do for County issues.

Resident Pat Gilreath also spoke about the removal of three CCRs from the CA board.

Matthew Vaughn-Smith spoke on behalf of Anti-Racist Education Alliance. He thanked the Board for its donation to the organization for its joint endeavor with Stevens Forest Elementary School to create a community garden behind the school.

## **New Business**

### ***CA Liaison Update***

CA Community Programs & Services Projects Liaison Marty Oltmanns presented an update on CA operations (ATTACHMENT D).

### **CCR Report**

**Ms. Emery** thanked everyone who came to the CCR/CA board meeting on May 14 to show their support for her.

### **Village Manager Report**

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

### **Bulletin Board**

**Mr. Edelson** congratulated the Class of 2026.

**Mr. McCormack** motioned to go into closed session at 7:41 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT F). **Mr. Fried** seconded, and the motion passed (5-0-0).

The Board came out of closed session at 8:19 p.m. **Mr. Edelson** announced that the Board (as the Architectural Committee) had voted to send a 15-day letter on a non-compliant property and prepare to refer the property to CA if necessary. The Board also determined that its attorney would draft a response to CA General Counsel.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:20 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, June 9, 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**

+13017158592,,88639888004# US (Washington DC)

+13092053325,,88639888004# 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 May 26, 2026 Board Meetings</li> <li>• Approve Agenda for June 9, 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> 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>Board Chair Report, (10 min)</b></p>	Jonathan Edelson, Board Chair
<b>7:25 p.m.</b>	<p><b>Columbia Council Rep Report (10 min)</b></p>	Karin Emery, CCR Rep
<b>7:35 p.m.</b>	<p><b>Village Manager Report (10 min)</b></p> <ul style="list-style-type: none"> <li>• FY26 4<sup>th</sup> Qtr Financials, Review, Vote</li> <li>• Operations Update</li> </ul>	Brigitta Warren, Village Manager
<b>7:45 p.m.</b>	<p><b>Board Bulletin Board</b></p>	
<b>7:50 p.m.</b>	<p><b>Adjourn</b></p>	

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**

Jazz in the Mills Presents Benjie Porecki

Sun. June 14th, 5pm-7:30pm

Oakland Mills Community Pool Party

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

DRAFT

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

**June 9, 2026**

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: FY26, 4th Quarter Financial Variance Memo

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**Revenue:**

- 1. CA Annual Charge Share Grant:** Excess cash reserve amount to be given to CA.
- 5. Special Events:** Overall ticket sales were lower than usual.

**Expenses:**

- 10. Janitorial Wages:** Set up and Breakdown costs were recategorized into Janitorial Expenses.
- 11. Contract Labor:** The bookkeeper has worked less hours than originally budgeted.
- 16. Operating Expenses:** Recategorized pest control maintenance fees under Repairs and Maintenance/Building.
- 18. Insurance:** Budgeted Worker's Comp insurance in this category when it should have been included under Payroll Benefits.
- 19. Advertising:** 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 FY26.
- 24. Taxes:** Due to billing schedule taxes are under budget.
- 25. Utilities:** Costs for gas and electricity skyrocketed, particularly during the winter months.
- 26. Repairs and Maintenance:** Repairs due to renter misuse. Added the recategorized pest control fees.

**OAKLAND MILLS COMMUNITY ASSOCIATION**

**FINANCIAL STATEMENTS  
FY26 QUARTER 4**

**APPROVALS:**

**Chairperson** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Jonathan Edelson**

**Village Manager** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Brigitta Warren**

**PREPARED BY:**

*Deborah L. Herman, CPA* \_\_\_\_\_ **Date** *6/6/2026*  
**Deborah L. Herman, CPA**

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 0

b) Loan #2 0

c) Subtotal - Bank Loans & Other Income 0

3 Total Revenue - Year-to-Date 609,110

4 Proceeds from Sale of Capital 0

5 Subtotal - Funds from all Sources (lines 1 + 2c + 3 + 4) 856,876

**USES OF FUNDS**

6 Total Expenses - Year-to-Date 590,096

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

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) 271,172

**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 68,660

15 Subtotal of changes in current assets and liabilities (Lines 13 + 14) 69,900

**ENDING CASH**

16 Cash and Investments 341,071

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

**SCHEDULE TO COMPUTE CASH RESERVES LIMITATION**

1)	Fiscal Year Expenses (exclusive of Depreciation)		<u>582,998</u>
2)	Percentage Calculation *	x	<u>0.20</u>
3)	<b>Operating Reserve</b>		<u><u>116,600</u></u>
4)	Village Association Cash and Investment Accounts:		<u>341,071</u>
5)	Adjustments		
	Accounts Payable	(+)	<u>2,473</u>
	Security Deposits	(+)	<u>19,340</u>
	Sales Tax	(+)	<u>0</u>
	Deferred Revenue - CA	(+)	<u>98,501</u>
	Deferred Revenue - Other	(+)	<u>13,086</u>
	Accrued Liabilites - Payroll	(+)	<u>13,564</u>
	Accrued Liabilites - Other	(+)	<u>22,914</u>
	Accounts Receivable	(-)	<u>0</u>
	Prepaid Expenses	(-)	<u>0</u>
		(-)	<u></u>
		(-)	<u></u>
		(+)	<u></u>
		(+)	<u></u>
	Returned Village Contingency Funds	(+)	<u>30,364</u>
	<b>Total Adjustments</b>		<u><u>200,243</u></u>
6)	Reserve Account (line 4 minus line 5)		<u><u>140,828</u></u>
7)	Excess Cash Reserves (line 6 minus line 3)		24,229
8)	Audit fee allowance **		<u></u>
9)	Unspent grants		<u></u>
10)	<b>Remittance amounts (Line 7 minus line 8)</b>		<u><u>24,229</u></u>

\* Reserves (adjusted cash & investments) at the end of the fiscal year shall not exceed 20% of annual expenses exclusive of depreciation.

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

**STATEMENTS OF FINANCIAL POSITION**  
**May 1 - April 30**

	FY26	FY25	Variance
<b>ASSETS</b>			
<b>CASH AT END OF PERIOD:</b>			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	170,129	164,893	5,236
Cash (Savings Accounts)	148,247	60,707	87,540
Short term investments	22,595	22,066	529
<b>Total Cash and Investments</b>	<b>341,071</b>	<b>247,766</b>	<b>93,305</b>
Accounts Receivable	0	1,240	(1,240)
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
<b>Other Current Assets</b>	<b>0</b>	<b>1,240</b>	<b>(1,240)</b>
Furniture, Fixtures and Leasehold Improvements	139,990	137,289	2,701
Accumulated Depreciation	(131,841)	(124,745)	(7,096)
<b>Net Furniture and Fixtures</b>	<b>8,149</b>	<b>12,544</b>	<b>(4,395)</b>
<b>OTHER ASSETS:</b>			
Right of use asset, operating lease	0	0	0
			0
<b>Total Other Assets</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ASSETS</b>	<b>349,220</b>	<b>261,550</b>	<b>87,670</b>
<b>LIABILITIES AND NET ASSETS</b>			
Accounts Payable	2,473	11,148	(8,675)
Amount Payable to CA for excess cash reserves	24,229	0	24,229
Security Deposits	19,340	19,490	(150)
Sales Tax	0	0	0
Deferred Revenue - CA	98,501	0	98,501
Deferred Revenue - Other	13,086	40,296	(27,210)
Accrued Liabilities - Payroll	13,564	11,866	1,698
Accrued Liabilities - Other	22,914	18,419	4,495
Long Term Debt Due Within 1 Year	0	0	0
Lease liability - current	0	0	0
			0
			0
<b>Subtotal - Short Term Liabilities</b>	<b>194,108</b>	<b>101,219</b>	<b>92,889</b>
Long Term Debt Due After 1 Year	0	0	0
Lease liability - non-current	0	0	0
			0
<b>Subtotal - Long Term Liabilities</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Unrestricted Net Assets:</b>			
Beginning of year	160,327	149,221	11,106
Increase/(Decrease) in Unrestricted Net Assets for Year	(5,215)	11,110	(16,324)
<b>Net Assets - Year-to-Date</b>	<b>155,112</b>	<b>160,331</b>	<b>(5,218)</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>349,220</b>	<b>261,550</b>	<b>87,670</b>

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

**SUMMARY STATEMENTS OF ACTIVITIES**  
 May 1 - April 30

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
<b>REVENUES</b>					
1 CA Annual Charge Share Grant	72,709	363,522	387,750	(24,228) Requires Comment	370,540
2 Lease & Rental	46,390	198,761	174,600	24,161	180,768
3 Tuition & Enrollment	0	0	0	0	0
4 Interest	132	529	800	(271)	775
5 Special Events	4,622	21,547	30,000	(8,453) Requires Comment	21,209
6 Fees	0	0	0	0	0
7 Miscellaneous	310	522	125	397	120
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Revenue	<u>124,162</u>	<u>584,881</u>	<u>593,275</u>	<u>(8,394)</u>	<u>573,411</u>
<b>EXPENSES</b>					
9 Staff Salaries	79,599	308,667	317,000	(8,333)	297,580
10 Janitorial Wages	0	0	1,500	(1,500) Requires Comment	1,076
11 Contract Labor	1,558	5,392	8,000	(2,608) Requires Comment	7,317
12 Payroll Benefits	11,616	46,208	41,000	5,208	47,710
13 Payroll Taxes	7,547	25,574	26,000	(426)	26,380
14 Janitorial Expense	7,687	36,285	41,380	(5,095)	41,661
15 Fees	6,837	31,207	34,100	(2,893)	18,561
16 Operating Expenses	2,433	5,663	9,100	(3,437) Requires Comment	7,987
17 Business Expenses	738	3,467	3,750	(283)	3,727
18 Insurance	0	9,263	16,000	(6,737) Requires Comment	7,983
19 Advertising	74	1,219	2,000	(782) Requires Comment	1,433
20 Newsletter	0	0	0	0	0
21 Other Printing	80	80	2,000	(1,921) Requires Comment	0
22 Donations/Contributions	5,000	10,000	5,000	5,000 Requires Comment	10,000
23 Special Events	3,227	25,666	26,000	(334)	24,537
24 Taxes	0	161	1,000	(840) Requires Comment	(791)
25 Utilities	18,691	51,851	38,000	13,851 Requires Comment	40,202
26 Repairs & Maintenance	5,883	20,253	13,000	7,253 Requires Comment	16,952
27 Furniture, Fixtures and Equipment	1,697	2,044	2,000	44	3,300
28 Total Expenses Before Depreciation	<u>152,665</u>	<u>582,998</u>	<u>586,830</u>	<u>(3,832)</u>	<u>555,614</u>
29 Depreciation	1,977	7,098	6,000	1,098	6,688
30 Total Expenses	<u>154,642</u>	<u>590,096</u>	<u>592,830</u>	<u>(2,734)</u>	<u>562,302</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>(30,480)</u>	<u>(5,215)</u>	<u>445</u>	<u>(5,660)</u>	<u>11,110</u>

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

**DETAILED 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>
<b>REVENUES</b>					
1 CA Annual Charge Share Grant	<b>72,709</b>	<b>363,522</b>	<b>387,750</b>	<b>(24,228)</b>	<b>370,540</b>
A. CA Base Annual Charge Share Grant	89,821	359,283	359,282	1	348,820
B. CA Medical Reimbursement	6,743	26,972	26,971	1	20,244
C. Other CA Reimbursement	374	1,496	1,497	(1)	1,476
D. Payment to CA for excess cash reserves	(24,229)	(24,229)	0	(24,229)	0
2 Lease & Rental	<b>46,390</b>	<b>198,761</b>	<b>174,600</b>	<b>24,161</b>	<b>180,768</b>
A. Room Rentals	42,860	168,916	141,000	27,916	146,283
B. Leases	3,055	27,195	29,100	(1,905)	28,610
C. Retained Deposits	475	2,650	4,500	(1,850)	5,875
3 Tuition & Enrollment	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	<b>132</b>	<b>529</b>	<b>800</b>	<b>(271)</b>	<b>775</b>
5 Special Events	<b>4,622</b>	<b>21,547</b>	<b>30,000</b>	<b>(8,453)</b>	<b>21,209</b>
6 Fees	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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	<b>310</b>	<b>522</b>	<b>125</b>	<b>397</b>	<b>120</b>
A. Sales	310	522	125	397	120
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	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Income</b>	<b><u>124,162</u></b>	<b><u>584,881</u></b>	<b><u>593,275</u></b>	<b><u>(8,394)</u></b>	<b><u>573,411</u></b>

Village: OAKLAND MILLS  
 Fiscal Year: FY26  
 Quarter: 4

**DETAILED STATEMENTS OF ACTIVITIES**  
 May 1 - April 30

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
<b>EXPENSES</b>					
9 Staff Salaries	79,599	308,667	317,000	(8,333)	297,580
10 Janitorial Wages	0	0	1,500	(1,500)	1,076
11 Contract Labor	1,558	5,392	8,000	(2,608)	7,317
12 Payroll Benefits	11,616	46,208	41,000	5,208	47,710
13 Payroll Taxes	7,547	25,574	26,000	(426)	26,380
14 Janitorial Expense	7,687	36,285	41,380	(5,095)	41,661
A. Cleaning Service	5,153	23,742	27,000	(3,258)	24,922
B. Setup & Breakdown	1,950	10,430	11,000	(570)	11,058
C. Floors, Carpets and Windows	584	584	580	4	461
D. Supplies	0	1,529	2,800	(1,271)	5,221
15 Fees	6,837	31,207	34,100	(2,893)	18,561
A. Accounting	1,318	4,818	4,500	318	3,870
B. Legal	0	0	5,000	(5,000)	0
C. Performance	0	0	0	0	0
D. Audit	0	11,000	11,000	0	0
E. Web	1,283	4,341	3,000	1,341	5,749
F. Payroll	941	3,130	3,600	(470)	2,054
G. Other	3,295	7,918	7,000	918	6,888
16 Operating Expenses	2,433	5,663	9,100	(3,437)	7,987
A. Office Supplies	1,079	2,766	2,600	166	3,118
B. Program Supplies	78	215	500	(285)	225
C. Cost of Sales (e.g. HOA documents, tent rental)	0	0	100	(100)	0
D. Postage	41	228	1,000	(772)	274
E. Staff Development	225	666	200	466	55
F. Catering/Food Service	0	0	200	(200)	0
G. Other	1,010	1,788	4,500	(2,712)	4,315
17 Business Expenses	738	3,467	3,750	(283)	3,727
A. Mileage	157	342	250	92	323
B. Food (Business Meals)	289	1,835	2,500	(665)	2,613
C. Other	292	1,290	1,000	290	791
18 Insurance	0	9,263	16,000	(6,737)	7,983
19 Advertising	74	1,219	2,000	(782)	1,433
20 Newsletter	0	0	0	0	0
21 Other Printing	80	80	2,000	(1,921)	0
22 Donations/Contributions	5,000	10,000	5,000	5,000	10,000
23 Special Events	3,227	25,666	26,000	(334)	24,537
24 Taxes	0	161	1,000	(840)	(791)
25 Utilities	18,691	51,851	38,000	13,851	40,202
A. Gas & Electric	15,973	41,071	28,000	13,071	30,886
B. Water & Sewer	582	2,689	2,500	189	2,223
C. Telephone	2,136	8,091	7,500	591	7,093
26 Repairs & Maintenance	5,883	20,253	13,000	7,253	16,952
A. Building	4,414	17,842	11,000	6,842	14,704
B. Equipment	1,468	2,410	2,000	410	2,233
C. Rental	0	0	0	0	15
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture, Fixtures and Equipment	1,697	2,044	2,000	44	3,300
28 Total Expenses Before Depreciation	152,665	582,998	586,830	(3,832)	555,614
29 Depreciation	1,977	7,098	6,000	1,098	6,688
30 Total Expenses	154,642	590,096	592,830	(2,734)	562,302
<b>Increase/(Decrease) in Unrestricted Net Assets</b>	<b>(30,480)</b>	<b>(5,215)</b>	<b>445</b>	<b>(5,660)</b>	<b>11,110</b>

**Manager's Report**  
**Oakland Mills Community Association**  
**June 9, 2026**

**FY26 4<sup>th</sup> Qtr. Financials**

- FY26 4<sup>th</sup> Quarter Financials for Review and Vote

**Event Update:**

- Jazz in the Mills featuring Oakland Mills HD alum Benjie Porecki will be held this Sunday, June 14th. Tickets are available online and at The Other Barn.
- The Oakland Mills Community Pool Party will take place on Monday, August 3<sup>rd</sup> at 6:30 pm. Tickets will be available online in July.

**Facility Update:**

- The weekday staff had a big office cleaning last Wednesday and cleaned out many old, outdated, and no longer used items.

**Staff/Board Picnic**

- This year's annual Staff/Board Picnic will be held on Sunday, July 19<sup>th</sup> at The Other Barn from 2 pm to 4 pm. Be sure to Save the Date!

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

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

DATE: 6/6/2026  
TIME: 7:34 pm

MOTION BY: Andrew

SECONDED BY: Don

VOTE TO CLOSE SESSION:

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

CA representation

TIME CLOSED SESSION BEGAN:

7:36 pm

TIME CLOSED SESSION ENDED:

8:10 pm

PERSONS PRESENT DURING CLOSED SESSION:

Fried, Emery, Edelson, Warren, Pettibord-Thomas, Pierce

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

Board discussed information from our attorney + determined next steps for him.

SIGNATURE OF PRESIDING OFFICER

