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

October 13, 2026

OMCA REGULAR BOARD MEETING
This meeting was held on Zoom and at The Other Barn.

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

Present: Bill McCormack, Jr., Board Vice-chair; Andrew Mark Fried, AC Chair; Daniel Pierce (left at 7:58 p.m.); Paulette Pettiford-Thomas (arrived at 8:01 p.m.); Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Jonathan Edelson

Quorum Present: Yes (Dr. Pierce left the meeting early. No business was conducted in the interim until Ms. Pettiford-Thomas joined the meeting.)

Also Present: Columbia Association Community Project Programs & Services Projects Manager Marty Oltmanns

Opening of Meeting

- **Mr. Fried** motioned to approve the September 22, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded. The vote was tabled due to lack of response from online board members. Later in the meeting, it was discovered that there were technical issues with the sound and video. After the CA Liaison Report, the Board brought the motion back for a vote. The motion passed (2-0-1).
- **Mr. Fried** motioned to approve the October 13, 2026 Board Meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (2-0-1).

New Business

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

FY28 OMCA County Budget Requests
Ms. Warren shared the draft FY28 OMCA County Budget Requests (ATTACHMENT D).

CCR Report
Ms. Emery reported that CA's draft Natural Resource Stewardship Plan had been published. Residents would be able to speak before the CA board voted on the plan at its October 22 meeting.

Village Manager Report
Ms. Warren shared the FY27 1st Quarter Financials (ATTACHMENT E). **Mr. Fried** motioned to accept the FY27 1st Quarter Financials. **Dr. Pierce** seconded, and the motion passed (3-0-0).

Ms. Warren shared her Village Manager Report (ATTACHMENT F).

Mr. Fried motioned to go into closed session at 8:07 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT G). **Mr. McCormack** seconded, and the motion passed (3-0-0).

The Board came out of closed session at 8:17 p.m. **Mr. McCormack** announced that the Board had discussed a legal matter with no decision made.

Mr. McCormack adjourned the regular OMCA Board meeting at 8:18 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 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.

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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

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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, October 13, 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
+19294362866,,88639888004# US (New York)

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Oakland Mills Board of Directors

7:00 p.m.	**Opening of Meeting** (5 min) • Approve Minutes from September 22, 2026 Board Meeting • Approve Agenda for October 13, 2026 Board Meeting	Bill McCormack Jr, Board Vice-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**	
	• **CA Liaison Update,** (10 min)	Marty Oltmanns, CP&S Project Manager
	• **FY28 OMCA County Budget Requests,** (15 min) Discussion	
7:40 p.m.	**Columbia Council Rep Report** (10 min)	Karin Emery, CA Rep

7:50 p.m.	**Village Manager Report** (10 min) • FY27 1st Qtr. Financials, Review and Vote	Brigitta Warren, Village Manager
8:00 p.m.	**Board Bulletin Board**	
8:05 p.m.	**Adjourn**	
8:05 p.m.	**Board Closed Session** Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.	
Upcoming Events	Lively Arts for Little Ones Presents Tony M	Friday, October 16th, 10:30 am to 11:15 am
	Jazz in the Mills Holiday Extravaganza	Sunday, December 6th, 5pm to 8:30

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ATTACHMENT C

Oakland Mills Team Member Liaison

EXCITING WAYS WE ARE SERVING OUR COMMUNITY

Columbia Association

Oakland Mills

General CA News:

•Controlled Archery Hunts- The Columbia Association will conduct five controlled archery hunts in fall 2026 to gradually reduce Columbia's overabundant deer population, protect local ecosystems, and minimize damage to trees, landscaping, and wildlife habitats. The program uses screened, qualified hunters and strict safety measures, with the results monitored to guide long-term deer management efforts. (More info)

•Beech Leaf Disease - Beech leaf disease has reached Howard County and threatens Columbia's beech trees, causing leaf damage and declining tree health. Columbia Association encourages residents to report suspected cases, avoid moving potentially infected plant material, reduce stress on trees, and plant a diverse range of native species to help protect Columbia's forest canopy.

•Updates on the purchase of CA headquarters and the adjacent building will be shared as available at upcoming CA board meetings.

Oakland Mills

Community Engagement:

•In August and September, CA expanded community engagement through its bi-annual Community Town Hall and two new listening opportunities designed to connect with residents of different ages. August's Tiny Town Hall gave school-aged children the chance to meet President/CEO Shawn MacInnes and share their ideas for Columbia's future, while September's Listening Lab brought 20 young adults (21-35) together for an open forum focused on their vision for the community.



Oakland Mills

Awards & Recognition:

- The Columbia Art Center showcased the exhibit Maryland Places and Faces at the Treasury Building in Annapolis, from August 4 through September 21, featuring the work of Maryland artists, many of whom teach for the Art Center. A ceremony and reception recognized the show as part of the Art in Treasured Spaces Program, which showcases rotating gallery exhibits in the halls of the Comptroller's Office. Comptroller Brooke Lierman presented Columbia Association and the participating artists with certificates.



Oakland Mills

Program Highlights:

•Columbia community can “Flock to the Lake” for Live Ravens games on Oct. 18, Oct. 25 and Nov. 1. All three game days will provide the opportunity for food and beverage purchases, and the Oct. 18 game will have guest appearances by Raven’s 11 Cheerleaders, Marching Band, and Poe the mascot.



Oakland Mills

Project Highlights:

- Women’s Gym at Columbia Gym: CA celebrated the grand reopening of the newly renovated Women's Gym at Columbia Gym. Members responded with overwhelmingly positive feedback and excitement about the transformed space, especially the new equipment and refreshed look.



Oakland Mills

Project Highlights:

- The Capital Improvements team replaced the Camelback Play Area (OM12) in Oakland Mills, transforming the former tot lot into an upgraded play area featuring a unique climbing structure.



Oakland Mills

CA Events:



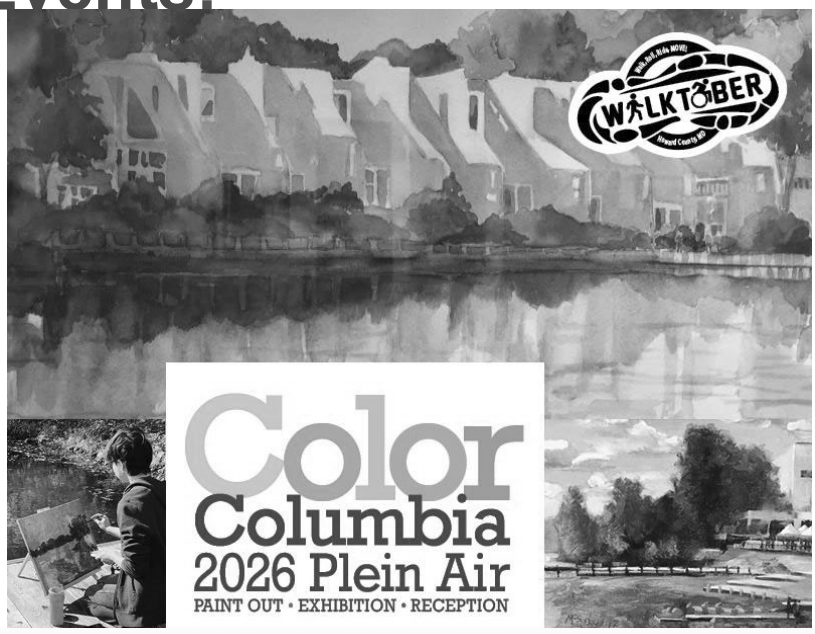
DATE
October 14

TIME
4:00pm - 5:30pm

LOCATION
The Barn
5853 Robert Oliver Place
Columbia, Maryland United States

Oakland Mills

CA Events:



DATE
Saturday, October 17

LOCATION
Wilde Lake Park
10006 Hyla Brook Road
Columbia, Maryland United States

Oakland Mills

CA Events:



DATE
October 23

TIME
5:30pm - 9:00pm

LOCATION
Hobbit's Glen Golf Course
11130 Willow Bottom Drive
Columbia, Maryland United States

Oakland Mills

CA Events:



DATE
October 24

TIME
3:00pm - 6:00pm

LOCATION
Columbia SportsPark
5453 Harpers Farm Road
Columbia, Maryland United States

Oakland Mills

CA Events:



DATE
October 25

TIME
1:15pm - 3:15pm

LOCATION
Columbia Ice Rink
5876 Thunder Hill Road
Columbia, Maryland United States

Oakland Mills

CA Events:



DATE
October 28, 2026

TIME
Event 10:00am

LOCATION
Jeffers Hill Pool
6031 Tamar Drive
Columbia, Maryland United States

Oakland Mills

Carrie Anne:





Oakland Mills

Questions?:




Columbia
Association

ATTACHMENT D

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

410-730-4610 ● oaklandmills.org

October 23, 2026

Howard County Executive Dr. Calvin Ball
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear County Executive Ball:

Thank you for this opportunity to share priorities for FY28 that the Oakland Mills Community Association (OMCA) hopes to accomplish in partnership with the County. The OMCA Board of Directors has discussed and agreed to the priorities listed below. We welcome the opportunity to discuss the priorities with you, in person, and invite County Executive Ball and/or County staff to attend an Oakland Mills Board of Directors meeting.

PRIORITY LIST - priorities all are short-term and of equal importance, not listed in priority order.

SCHOOLS and EDUCATION

Oakland Mills Middle School and Oakland Mills High School Renovations
Each year we continue to testify in support of timely funding of deferred maintenance projects for Oakland Mills Middle and Oakland Mills High School. **We are asking you to continue to include funding of long overdue deferred renovations of OMMS and OMHS More specifically, funding for OMMS must continue through occupancy for the project to be completed on time. Looking forward, we must ensure FY27 funding is available to OMHS for planning and execution of renovations as called for in the school systems capital improvement plan.** Over $100 million in deferrals equates to health and safety repairs-including replacing an HVAC system that the school system concluded could no longer support an environment conducive to learning. Furthermore, OMHS is overcrowded and could benefit from the planned addition as classes have been moved to portables effective last school year.

This is a serious issue that needs serious attention and commitment of future collaboration between the county and the school system to ensure these long-neglected schools, which serve much higher-than-average populations of students from traditionally underrepresented backgrounds, can provide safe and healthy environments for students and teachers before another decade passes. The request to provide timely funding for deferred maintenance projects ensures that ALL schools meet the same health and safety standards and provide modern amenities to students regardless of their backgrounds.

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SAFE and COMPREHENSIVE COMPLETE STREET PROJECT FOR ENTIRE LENGTH OF STEVENS FOREST ROAD

Several years ago, HC DPW approached the community to discuss two streetscape projects. While we are appreciative of the aesthetically enhanced Whiteacre Road, we are concerned that the project did not address the many safety issues that exist on Stevens Forest Road.

Members of the Oakland Mills Board and Public Space committee sent numerous letters, including videos, documenting the unsafe conditions along the entire stretch of Stevens Forest Road. Stevens Forest Road is the main road into Oakland Mills and the only main roadway in the ten villages of Columbia that have residential driveways directly on the road. Most importantly, Stevens Forest Road has four nearby schools that students walk to and from.

We have had several productive meetings with County officials who understand the issues of concern. We appreciate the upgrade of a crosswalk and pedestrian refuge to connect the west side of Stevens Forest Road to the new 7-Eleven in the Village Center. We are also thankful for the other enhancements made along the road to improve traffic and pedestrian safety. **On behalf of the community, we would like to ask for a comprehensive study of Stevens Forest Road, including and from the roundabout at Stevens Forest Rd. and Farewell Road to the intersection of Stevens Forest and Whiteacre Road to determine what other improvements are necessary.**

We would also ask for an intersection upgrade to enhance public safety at Stevens Forest Road and Broken Land Parkway, specifically as had been previously discussed, adding "yield to pedestrian" signage similar to the signs at the South Entrance Rd and Little Patuxent Pkwy. Residents often cross at this location to access the church, the pharmacy, the medical facility, and the other businesses that are located across Broken Land Parkway. An additional safety upgrade request is a crosswalk on the north side of the intersection. There is a section of the median cut out but there is no crosswalk. Pedestrians heading west on the sidewalk along Broken Land Pkwy and headed to the bus stop need to cross there.

BLANDAIR PARK

The popularity of Blandair Park is evidenced by the number of large events held throughout the year along with the great playgrounds and ball fields. However, the Oakland Mills community often feels the burden of the popularity of the park and does not receive all the benefits it could from having this great amenity in our cOMmunity.

As the park continues to grow, parking has become a significant issue, and the Oakland Mills community often feels the brunt of this burden. **We propose capital project funding for an environmentally friendly parking project in the existing Blandair Park. This would include parking that goes up instead of out and utilizes space already paved for parking rather than paving over more land. A garage like the parking garage at Roger Carter Community Center could meet such a requirement. We also propose that in the interim, other parking**

DRAFT

lots in the area that are not being used on weekends, such as the Howard County Courthouse parking garage and the area Park and Ride lots, be utilized for parking to include a shuttle bus to Blandair. This shuttle could be free to those who use it, but the cost could be included in the fee for use of the fields so there would be no additional charge to the County. This would spread the cost and burden of large events to those who participate in and patronize them rather than onto the residents of Oakland Mills who live near the park or are affected by increased runoff caused by impervious surfaces.

Thank you for providing the opportunity to present our priorities and thank you and your team for making our County such a great and "happy" place to live, work, and play.

Sincerely,

Oakland Mills Board of Directors

DRAFT

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

October 13, 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: FY27, 1st Quarter Financial Variance Memo

Revenue:

1. CA Annual Charge Share Grant: Following Oakland Mills Community Association's Financial Review, OMCA did not have excess cash to return to CA.

Oakland Mills Community Association

Quarterly Financial Statements

First Quarter, Fiscal Year 2027

May 1, 2026 through July 31, 2026

PREPARED BY

Alban Howorth — 10/13/2026

Alban Howorth, CPA
Preparer

Date

REVIEWED BY

Brigitta Warren
Village Manager

Date

APPROVED BY

Jonathan Edelson
Chairperson, Board of Directors

Date

Input cells

Village: Oakland Mills
Fiscal Year: FY27
Quarter: 1
Date Prepared: 30-Sep-26

STATEMENTS OF FINANCIAL POSITION
May 1 - July 31

	FY27	FY26	Variance
ASSETS			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	205,449	172,751	32,699
Cash (Savings Accounts)	22,685	22,595	90
Short term investments	116,424	145,625	(29,201)
Total Cash and Investments	**344,658**	**341,071**	**3,587**
Accounts Receivable	0	0	0
Loan Receivable			0
Prepaid Expenses	1,852	0	1,852
Inventory			0
Other Current Assets	**1,852**	**0**	**1,852**
Furniture, Fixtures and Leasehold Improvements	139,990	139,990	0
Accumulated Depreciation	(133,818)	(131,841)	(1,977)
Net Furniture and Fixtures	**6,172**	**8,149**	**(1,977)**
OTHER ASSETS:			
Right of use asset, operating lease			0
			0
Total Other Assets	**0**	0	0
TOTAL ASSETS	**352,682**	**349,220**	**3,462**
LIABILITIES AND NET ASSETS			
Accounts Payable	0	0	0
Amount Payable to CA for excess cash reserves	24,229	0	24,229
Security Deposits	16,840	19,340	(2,500)
Sales Tax	0	0	0
Deferred Revenue - CA	98,501	98,501	0
Deferred Revenue - Other	500	13,086	(12,586)
Accrued Liabilities - Payroll	36,600	36,478	122
Accrued Liabilities - Other	1,277	2,473	(1,196)
Long Term Debt Due Within 1 Year			0
Lease liability - current			0
			0
			0
Subtotal - Short Term Liabilities	**177,947**	**169,878**	**8,069**
Long Term Debt Due After 1 Year	0	0	0
Lease liability - non-current	0	0	0
Subtotal - Long Term Liabilities	**0**	0	**0**
Unrestricted Net Assets:			
Beginning of year	179,348	142,913	36,435
Increase/(Decrease) in Unrestricted Net Assets for Year	**(4,613)**	**36,429**	**(41,042)**
Net Assets - Year-to-Date	**174,735**	**179,342**	**(4,607)**
TOTAL LIABILITIES & NET ASSETS	**352,682**	**349,220**	**3,462**

Village: Oakland Mills
Fiscal Year: FY27
Quarter: 1
Date Prepared: 30-Sep-26

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - July 31

		Actual Quarter	YTD Actual	YTD Budget	Variance		YTD Prior Year
	REVENUES						
1	CA Annual Charge Share Grant	74,272	74,272	98,501	(24,229)	Requires Comment	96,938
2	Lease & Rental	76,233	76,233	76,233	0		88,132
3	Tuition & Enrollment	0	0	0	0		0
4	Interest	90	90	90	0		131
5	Special Events	11,755	11,755	11,755	0		9,103
6	Fees	0	0	0	0		0
7	Miscellaneous	90	90	90	0		90
8	Gain/loss on Disposal of Asset	0	0	0	0		0
	Total Revenue	162,440	162,440	186,669	(24,229)		194,394
	EXPENSES						
9	Staff Salaries	84,553	84,553	84,634	(82)		84,795
10	Janitorial Wages	0	0	0	0		0
11	Contract Labor	1,940	1,940	1,940	0		1,976
12	Payroll Benefits	11,310	11,310	11,490	(180)		11,919
13	Payroll Taxes	7,895	7,895	7,895	0		6,590
14	Janitorial Expense	8,941	8,941	8,941	0		8,496
15	Fees	8,099	8,099	9,005	(906)		5,319
16	Operating Expenses	2,494	2,494	2,141	353		1,510
17	Business Expenses	1,217	1,217	1,217	0		1,500
18	Insurance	9,339	9,339	9,339	0		8,938
19	Advertising	644	644	644	0		302
20	Newsletter	0	0	0	0		0
21	Other Printing	0	0	0	0		0
22	Donations/Contributions	0	0	0	0		0
23	Special Events	6,331	6,331	6,331	0		7,441
24	Taxes	0	0	0	0		0
25	Utilities	15,556	15,556	15,556	0		13,114
26	Repairs & Maintenance	6,437	6,437	6,437	0		4,196
27	Furniture, Fixtures and Equipment	318	318	318	0		161
28	Total Expenses Before Depreciation	165,075	165,075	165,889	(814)		156,258
29	Depreciation	1,977	1,977	1,977	0		1,707
30	Total Expenses	167,052	167,052	167,866	(814)		157,964
	Increase/(Decrease) in Unrestricted Net Assets	(4,613)	(4,613)	18,803	(23,415)		36,429

Village: Oakland Mills
Fiscal Year: FY27
Quarter: 1
Date Prepared: 30-Sep-26

DETAILED STATEMENTS OF ACTIVITIES
May 1 - July 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share Grant	**74,272**	**74,272**	**98,501**	**(24,229)**	**96,938**
A. CA Base Annual Charge Share Grant	92,528	92,528	92,528	0	89,821
B. CA Medical Reimbursement	5,571	5,571	5,571	0	6,743
C. Other CA Reimbursement	403	403	403	0	374
D. Payment to CA for excess cash reserves	(24,229)	(24,229)	0	(24,229)	0
2 Lease & Rental	**76,233**	**76,233**	**76,233**	**0**	**88,132**
A. Room Rentals	70,315	70,315	70,315	**0**	79,337
B. Leases	5,465	5,465	5,465	**0**	8,420
C. Retained Deposits	453	453	453	**0**	375
3 Tuition & Enrollment	**0**	**0**	**0**	**0**	**0**
A. Classes	0	0	0	**0**	0
B. Camps	0	0	0	**0**	0
C. Other	0	0	0	**0**	0
4 Interest	**90**	**90**	**90**	**0**	**131**
5 Special Events	**11,755**	**11,755**	**11,755**	**0**	**9,103**
6 Fees	**0**	**0**	**0**	**0**	**0**
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	**90**	**90**	**90**	**0**	**90**
A. Sales	90	90	90	**0**	90
B. Newsletter Ads		0	0	**0**	
C. Catering/Food Service		0	0	**0**	
D. Other	0	0	0	**0**	0
8 Gain/loss on Disposal of Asset	**0**	**0**	**0**	**0**	**0**
Total Income	**162,440**	**162,440**	**186,669**	**(24,229)**	**194,394**

Village: Oakland Mills
Fiscal Year: FY27
Quarter: 1

DETAILED STATEMENTS OF ACTIVITIES
May 1 - July 31

		Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
	EXPENSES					
9	Staff Salaries	**84,553**	**84,553**	**84,634**	**(82)**	**84,795**
10	Janitorial Wages	**0**	**0**	**0**	**0**	**0**
11	Contract Labor	**1,940**	**1,940**	**1,940**	**0**	**1,976**
12	Payroll Benefits	**11,310**	**11,310**	**11,490**	**(180)**	**11,919**
13	Payroll Taxes	**7,895**	**7,895**	**7,895**	**0**	**6,590**
14	Janitorial Expense	**8,941**	**8,941**	**8,941**	**0**	**8,496**
	A. Cleaning Service	3,786	3,786	3,786	0	5,290
	B. Setup & Breakdown	4,476	4,476	4,476	0	2,793
	C. Floors, Carpets and Windows	0	0	0	0	0
	D. Supplies	679	679	679	0	412
15	Fees	**8,099**	**8,099**	**9,005**	**(906)**	**5,319**
	A. Accounting	0	0	0	0	975
	B. Legal	3,465	3,465	3,465	0	0
	C. Performance	0	0	0	0	0
	D. Audit/Review	0	0	0	0	0
	E. Web	939	939	939	0	1,150
	F. Payroll	1,111	1,111	1,111	0	2,428
	G. Other	2,585	2,585	3,490	(906)	766
16	Operating Expenses	**2,494**	**2,494**	**2,141**	**353**	**1,510**
	A. Office Supplies	564	564	564	0	844
	B. Program Supplies	120	120	120	0	105
	C. Cost of Sales (e.g. HOA documents, tent rental)	0	0	0	0	0
	D. Postage	170	170	170	0	75
	E. Staff Development	853	853	500	353	441
	F. Catering/Food Service	0	0	0	0	0
	G. Other	787	787	787	0	46
17	Business Expenses	**1,217**	**1,217**	**1,217**	**0**	**1,500**
	A. Mileage	137	137	137	0	105
	B. Food (Business Meals)	818	818	818	0	879
	C. Other	263	263	263	0	516
18	Insurance	**9,339**	**9,339**	**9,339**	**0**	**8,938**
19	Advertising	**644**	**644**	**644**	**0**	**302**
20	Newsletter	**0**	**0**	**0**	**0**	**0**
21	Other Printing	**0**	**0**	**0**	**0**	**0**
22	Donations/Contributions	**0**	**0**	**0**	**0**	**0**
23	Special Events	**6,331**	**6,331**	**6,331**	**0**	**7,441**
24	Taxes	**0**	**0**	**0**	**0**	**0**
25	Utilities	**15,556**	**15,556**	**15,556**	**0**	**13,114**
	A. Gas & Electric	13,323	13,323	13,323	0	10,513
	B. Water & Sewer	80	80	80	0	643
	C. Telephone	2,153	2,153	2,153	0	1,958
26	Repairs & Maintenance	**6,437**	**6,437**	**6,437**	**0**	**4,196**
	A. Building	6,239	6,239	6,239	0	4,104
	B. Equipment	198	198	198	0	92
	C. Rental	0	0	0	0	0
	D. Vandalism	0	0	0	0	0
	E. Other	0	0	0	0	0
27	Furniture, Fixtures and Equipment	**318**	**318**	**318**	**0**	**161**
28	**Total Expenses Before Depreciation**	**165,075**	**165,075**	**165,889**	**(814)**	**156,258**
29	Depreciation	**1,977**	**1,977**	**1,977**	**0**	**1,707**
30	**Total Expenses**	**167,052**	**167,052**	**167,866**	**(814)**	**157,964**
	Increase/(Decrease) in Unrestricted Net Assets	**(4,613)**	**(4,613)**	**18,803**	**(23,415)**	**36,429**

Manager's Report
Oakland Mills Community Association
October 13, 2026

FY27 1st Quarter Financials

- For review and approval.

Election Monitoring Committee

- OMCA is still seeking volunteers to serve on the 2027 Election Monitoring Committee. Please email manager@oaklandmills.org if interested.

Event Update:

- Thank you to everyone who helped with and attended the Festival. Although the weather was uncertain at first, the rain cleared, allowing the OMHS Band to open the day outdoors. Special thanks to Amy and the entire OMCA staff for making the event a success.
- OMCA gave away 40 free trees last week that were donated by the Columbia Association.
- The first Lively Arts for Little Ones concert featuring Tony M will be held this Friday, October 16th. Tickets are on sale online at Eventbrite but are available day of as well.
- Jazz in the Mills Holiday Extravaganza with Paul Carr and Friends featuring vocalist, Alison Crockett will be held Sunday, December 6th. Tickets are on sale online and at The Other Barn.

The Other Barn Interior Painting

- Interior painting will take place in the first 3 weeks of November, Monday through Friday, 9 am to 4 pm.

The Other Barn Office

- The OMCA offices at The Othe Barn will close at 4 pm Wednesday, 10/14, and Thursday, 10/15, and will only be open for Lively Arts for Little Ones, 10 am to 11:30 am, on Friday, 10/16.

ATTACHMENT G

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

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

DATE: 10-13-26

TIME: 8:07 pm

MOTION BY: Andrew Mark Fried

SECONDED BY: Bill McCormack Jr

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:

legal matters concerning status of our CA Council Rep.

TIME CLOSED SESSION BEGAN: 8:07pm

TIME CLOSED SESSION ENDED: 8:17pm

PERSONS PRESENT DURING CLOSED SESSION:

Bill McCormack Jr, Paulette Pettiford-Thomas, Andrew Mark Fried, Karen Emery, Brigitte Warren

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

Discussion of legal matter with no decisions made.

Bill McCormack Jr

SIGNATURE OF PRESIDING OFFICER