



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 R. Pierce
Karin Emery, Columbia Council Representative

May 27, 2025

OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

Link to YouTube recording of the May 27, 2025 OMCA Board Meeting:

<https://youtu.be/pRVd72lejYg>

Ms. Warren called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Daniel Pierce; 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

Ms. Warren called for nominations for the election of a new Board Chair.

Mr. McCormack nominated Mr. Edelson as the 2025-26 OMCA Board Chair. **Mr. Fried** seconded, and Mr. Edelson's nomination was approved (5-0-0).

Mr. Edelson assumed leadership of the meeting.

Mr. Fried nominated Mr. McCormack as the 2025-26 OMCA Board Vice-chair. **Ms. Emery** seconded, and Mr. McCormack's nomination was approved (5-0-0).

Mr. Edelson resumed the regular order of business.

- **Mr. McCormack** motioned to approve the April 22, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-1).
- **Mr. McCormack** motioned to approve the April 29, 2025 OMCA Special Board Meeting minutes (ATTACHMENT B). **Mr. Fried** seconded, and the motion passed (4-0-1).
- **Mr. Fried** motioned to approve the May 27, 2025 Board Meeting agenda (ATTACHMENT C). **Dr. Pierce** seconded, and the motion passed (5-0-0).

Resident Remarks

Resident Louis Barber asked about the cemetery behind Shadow Oaks. The Howard County Cemetery Preservation Advisory Board would be discussing the cemetery in its July meeting. **Ms. Emery** said that she would meet with **Dr. Pierce**, Mr. Barber, and resident James Feagin, who had been restoring the cemetery, to discuss the cemetery prior to the County's July meeting.

Board Action Items

Call for Nominations for Architectural Committee

- **Ms. Emery** nominated Mr. Fried as Architectural Committee Chair. **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. McCormack** nominated himself, Mr. Edelson, Mr. Fried, Ms. Pettiford-Thomas, and Dr. Pierce to the Oakland Mills Architectural Committee. **Ms. Emery** seconded, and the nominations were approved (5-0-0).
- **Mr. Edelson** called for the names of four Board members to be sent to Columbia Association for CA's approval to sit on the OMCA Architectural Committee as CA's appointed members. **Ms. Emery** motioned to send Mr. Fried, Mr. Edelson, Mr. McCormack, and Ms. Pettiford-Thomas's names to CA for approval. **Dr. Pierce** seconded, the motion was approved (5-0-0).
- **Mr. McCormack** motioned to appoint Miquel Antoine, Lynn Engelke, and Carl McKinney as Residential Architecture Committee (RAC) members. **Dr. Pierce** seconded, and the motion passed (5-0-0).
- **Dr. Pierce** motioned to appoint Jervis Dorton, Phil Engelke, David Smith, and Valerie Smith as Non-residential Architectural Advisory Committee (NRAAC) members. **Mr. Fried** seconded, and the motion passed (5-0-0).

Village Manager Appointment

Mr. McCormack motioned to appoint Ms. Warren to continue as village manager of Oakland Mills. **Dr. Pierce** seconded, and the motion passed (5-0-0).

Committee Chairs and Liaisons Appointments

- **Mr. McCormack** nominated Mr. Edelson as Chair of the OMCA Education Committee. **Dr. Pierce** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Mr. McCormack as Chair of the OMCA Housing Committee. **Mr. Fried** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Ms. Pettiford-Thomas as Chair of the OMCA Safety and Security Committee. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Mr. McCormack Chair of the OMCA Open Space Advisory Committee. **Ms. Emery** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Dr. Pierce as Chair of the OMCA Public Space Advisory Committee. **Ms. Emery** seconded, and the nomination was approved (5-0-0).
- **Mr. McCormack** nominated Ms. Pettiford-Thomas as Chair of the OMCA Tenant Committee. **Ms. Emery** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Paul Verchinski as OMCA's BWI Roundtable Liaison. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).

Cul-de-sac Beautification

Mr. McCormack motioned to contribute \$1500 to cul-de-sac beautification for up to 20 cul-de-sacs in an amount not to exceed \$75 per street. **Dr. Pierce** seconded. **Mr. Fried** motioned to amend to contribute \$1500 for up to 15 cul-de-sacs in an amount not to exceed \$100 per cul-de-sac. **Mr. McCormack** seconded, and the amendment passed (5-0-0). The Board approved the amended motion (5-0-0).

Block Parties

Mr. Fried motioned to contribute \$1125 total for block parties, with \$25 for up to 15 streets with 12 or less homes and \$50 for up to 15 streets with 13 or more homes or a combination of streets with 13 or more homes. **Mr. McCormack** seconded. **Dr. Pierce** motioned to amend to change "homes" to "residential units." **Mr. Fried** seconded, and the amendment passed (5-0-0). The Board approved the

amended motion (5-0-0).

Village Manager

Ms. Warren distributed forms for the Board to sign.

Bulletin Board

Ms. Carpenter said OMCA would be hosting a Welcome Summer Concert on June 26 from 6:00 to 8:30 p.m. The concert would include food trucks, activities, and a performance by MK Trio.

Ms. Warren gave further details about MK Trio, which was a jazz trio.

Mr. Edelson noted the passing of former Board member Ginny Thomas's husband, Chuck Thomas.

Ms. Emery said she was part of a large taskforce on New Town zoning.

Mr. Edelson adjourned the regular OMCA Board meeting at 7:54 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



oakland mills
we value connections

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Paulette Pettiford-Thomas ~ Warren Wortman
Karin Emery, Columbia Council Representative

April 22, 2025

OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

Link to YouTube recording of the April 22, 2025 OMCA Board Meeting:

<https://youtu.be/1eGCzwmTheE>

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:12 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Warren Wortman; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: OMCA Election Monitor Committee Members Anita Long and Pat Gilreath; Columbia Association Aging Well in Columbia Advocacy Committee Liaison to OMCA Helen Cook; see resident list.

Opening of Meeting

- **Mr. McCormack** motioned to approve the April 16, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (3-0-1).
- **Mr. McCormack** motioned to approve the April 22, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded. **Mr. McCormack** motioned to amend the agenda. **Mr. Wortman** seconded, and the motion to amend passed (4-0-0). The Board voted 4-0-0 to approve the agenda as amended.

Resident Remarks

Helen Cook, Columbia Association's Aging Well in Columbia Advocacy Committee liaison for Oakland Mills introduced herself.

Old Business

Certification of 2025 OMCA Election Results

Election Monitor Committee Members Anita Long and Pat Gilreath presented their report on the 2025 OMCA Elections. The 2025 Oakland Mills Board election was non-contested, and all candidates were deemed elected—Bill McCormack Jr., Paulette Pettiford-Thomas, Daniel Pierce, Andrew Mark Fried, and Jonathan Edelson. The Oakland Mills Columbia Council Representative contest was also uncontested, and candidate Karin Emery was deemed elected. **Mr. McCormack** motioned to certify the results of the OMCA 2025 elections. **Mr. Wortman** seconded, and the motion passed (5-0-0).

Village Management Contract

Ms. Warren gave an update on negotiations with CA regarding the village management contracts. More information was needed about the contracts, and **Ms. Warren** reported that she had not yet received the final contracts for signature. Both were necessary so the Board could vote on the contracts. The Board agreed to hold a special online Board meeting on April 29, 2025 to vote on the management contracts.

Board Chair Report

Mr. Edelson reported that the assessment share formula must be set by January 2026 or it would remain as it is currently. Owen Brown was asking that each village send a representative to help set the assessment share formula. **Mr. Edelson** recommended Ms. Warren or Mr. McCormack. The Board agreed that Ms. Warren could represent Oakland Mills.

CCR Report

Ms. Emery reported that the first CA board meeting of the year was scheduled to be held on May 8. If one of the villages did not meet quorum for their village elections, they would need an additional two weeks before the CA board could meet. The CA board would discuss the issue at its meeting on April 24.

Village Manager Report

Ms. Warren shared her update on village operations (ATTACHMENT C). Ms. Warren thanked all of the Board members for a great Board year.

Committees

Architecture Committee

Mr. Fried presented his report on RAC meetings and applications for 2024-25 (ATTACHMENT D).

Education Committee

Mr. Edelson reported that he had spoken with the Baltimore Banner about OMHS's renovation placement in an upcoming HCPSS capital budget. An article had not been published yet about the subject.

Public Space Committee

Mr. Wortman said he would be stepping back from leading the Public Space Committee.

Bulletin Board

Mr. McCormack thanked everyone for a great Board year.

Mr. Edelson expressed thanks specific to each member of the Board.

Ms. Emery thanked Mr. Edelson for his service as Board Chair.

Mr. Fried thanked Mr. Edelson for his service as Board Chair and Mr. Wortman for his years serving as a Board member.

Ms. Pettiford-Thomas also expressed her thanks for those who served on the Board.

Mr. Wortman thanked everyone for their service. He hoped Public Space projects would be completed, especially the Red Branch Road crosswalk. He asked that the Board and community continue to advocate for the crosswalk.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:30 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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April 29, 2025

OMCA REGULAR BOARD MEETING

This meeting was hybrid, held on Zoom and at The Other Barn.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:17 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Warren Wortman; 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; Howard County Executive's Strategic Outreach Coordinator Vikki Garcia

Old Business

Village Management Contracts

Ms. Warren shared changes to the draft CA-Villages Management Contracts. If agreed to and signed, the contracts would last three years, from May 2025 through April 2028. The current assessment share would remain until it was changed (deadline January 2026) or would remain the same if it was not changed. **Mr. McCormack** motioned to approve the new CA-Villages Management Contracts. **Mr. Wortman** seconded, and the motion passed (5-0-0).

Mr. Edelson adjourned the regular OMCA Board meeting at 7:31 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



Oakland Mills Board of Directors Meeting Agenda

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

Tuesday, May 27 ,2025 – 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

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 854 9634 9120

Find your local number: <https://us02web.zoom.us/u/kegDheQSnz>

Oakland Mills Board of Directors

- | | | |
|------------------|--|----------------------------------|
| 7:00 p.m. | <p>Opening of Meeting (5 min)</p> <ul style="list-style-type: none"> • Village Manager calls for election of new Board Officers: • Board Chair Nominations, Discussion, and Vote • Board Vice-Chair Nominations, Discussion, and Vote | Brigitta Warren, Village Manager |
| 7:05 p.m. | <p>Resume Regular Order of Business</p> <ul style="list-style-type: none"> • Approve Minutes from April 29, 2025 Board Meeting • Approve Agenda for May 27, 2025 Board Meeting | |
| 7:10 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> | |
| 7:20 p.m. | NEW BUSINESS | |

7:20 p.m.

Board Action Items (30 min)

- **Architecture Committee Chair Nominations & Vote**
- **Appoint members to Architecture Committee**—*Usually all Board members are appointed to this committee*
- **Appoint four (4) OMCA Board members**—*to be sent to Columbia Association for CA's approval to sit on OMCA AC as Columbia Association's appointed members.*
- **Appoint 2025-2026 Resident Architecture Committee (RAC)**—*as recommended by the Village Manager*
Appoint 2025-2026 Non-Resident Architecture Advisory Committee (NRAAC)—*as recommend by the Village Manager*
- **Appoint Village Manager—Per OMCA By-Laws, Article VI, Officers, Sec. 4.02**
Section 4.02. Manager. The Board of Directors shall in each year elect one person (who need not be a member of the Association) to serve as the Manager of the Association. The Manager of the Association shall, ex officio, be the Secretary and the Treasurer of the Association. The Manager shall provide liaison between CPRA and the Association and shall generally advise the Association in the conduct and operation of its affairs. In the absence of the Chairman of the Board, the Manager shall preside at all meetings of the members and of the Board of Directors at which he shall be present; he shall have generally charge and supervision of the business of the Association; he may sign and execute, bonds, contracts or other instruments, except in cases in which the signing and execution thereof shall have been expressly delegated to some other officer or agent of the Association; and, in general, he shall perform all duties incident to the office of a City Manager with regard to the Village of Oakland Mills, and such other duties as, from time to time, may be assigned to him by the Board of Directors.
- **Appoint Chairs, Liaisons and Representatives to current OMCA Standing Committees:**

Education Chair

Housing Chair

Safety & Security Committee Liaison and Chair(s) if board so chooses

**Open Space Advisory Committee Chair(s)
Public Space Advisory Committee Chair
Tenant Committee (Chair)**

BWI Roundtable Liaison, Paul Verchinski

- **Cul De Sac Beautification: Vote to contribute \$1,500 to cul-de-sac beautification** for up to 20 cul-de-sacs in an amount not to exceed \$75 per street
- **Block Parties: Vote to contribute \$1125 for block parties** for \$25/for up to 15 streets with 12 or less homes; \$50 for up to 15 streets with 13 or more homes or a combination of streets with 13 or more homes.

7:55 p.m.

Village Manager, (5 min)

- Distribute Board forms to sign (Will send PDF requesting signature).

Brigitta Warren, Village Manager

8:00 p.m.

Board Bulletin Board

8:05 p.m.

Adjourn

Upcoming Events

Jazz in the Mills Presents Warren Wolf

Sun., June 22nd, 5pm-7:30pm

Welcome Summer with the MK Trio

Thursday, June 26th, 6pm-8:30pm