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 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

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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.

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Village Manager Report
Ms. Warren shared the FY26 4th Quarter Financials (ATTACHMENT C). **Mr. Fried** motioned to accept the OMCA FY26 4th 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

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ATTACHMENT B

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 23, 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
+13017158592,,83525964688# US (Washington DC)

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Oakland Mills Board of Directors

7:00 p.m.	**Opening of Meeting** (5 min) • Approve Minutes from June 9, 2026 Board Meeting • Approve Agenda for June 23, 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, Chair
7:25 p.m.	**Columbia Council Rep Report** (10 min)	Karin Emery, CCR
7:35 p.m.	**Village Manager Report** (10 min) Operations Update	Brigitta Warren, Village Manager
7:45 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
8:15 p.m.	**Board Bulletin Board**	
8:20 p.m.	**Adjourn**	
8:20 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, 6:30 pm to 8:30 pm

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Manager's Report
Oakland Mills Community Association
June 23, 2026

FY26 Financial Review

- FY26 Financial Review will begin on July 8th. We are using the same CPA we used for the FY25 Audit. I am working on providing requested documents.

Event Update:

- The Oakland Mills Community Pool Party will take place on Monday, August 3rd at 6:30 pm. Tickets will be available online beginning July 6th.
- Jazz in the Mills 20th Anniversary Celebration featuring Lavenia Nesmith will be held on Sunday, September 13, 2026. Tickets are available online and at The Other Barn. Each Board member should be receiving a formal invite in their inbox this week.

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. You should have received an invite. Please be sure to respond by July 6th via the link provided.

Miscellaneous

- Oakland Mills is once again participating in Prepare for Success. Collection will begin at The Other Barn July 6th and go through August.

*I will be out of the office beginning June 25th through July 5th. The OMCA offices at The Other Barn will be closed July 3rd and July 4th.

ATTACHMENT D

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

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

DATE: 6/23/2026

TIME: 7:28 pm

MOTION BY: Andrew

SECONDED BY: B. 11

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:

1. Architecture - prepare + sign 15 day letter for non completed property + letter to CA if necessary after 15 days.
2. CA Rep. - how to support the three

TIME CLOSED SESSION BEGAN: 7:32 pm

TIME CLOSED SESSION ENDED: 7:52 pm

PERSONS PRESENT DURING CLOSED SESSION:

Brigitte, Bill, Jon, Kevin, Andrew, Paulette

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

1. Board as architecture committee approved 15 day letter + potential CA letter
2. Letter supporting position of Kevin as CCR

SIGNATURE OF PRESIDING OFFICER