



oakland mills
we value connections

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 12, 2026

OMCA REGULAR BOARD MEETING

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

Ms. Warren 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; 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 2026-27 OMCA Board Chair. **Mr. Fried** seconded, and Mr. Edelson's nomination was approved (4-0-1).

Mr. Edelson assumed leadership of the meeting.

Mr. Fried nominated Mr. McCormack as the 2026-27 OMCA Board Vice-chair. **Dr. Pierce** seconded, and Mr. McCormack's nomination was approved (4-0-1).

Mr. Edelson resumed the regular order of business.

- **Mr. Fried** motioned to approve the May 12, 2026 Board Meeting agenda (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).

Resident Remarks

A resident spoke about issues at LA Mart.

Board Action Items

Call for Nominations for Architectural Committee

- **Mr. McCormack** nominated Mr. Fried as Architectural Committee Chair. **Mr. Edelson** seconded, and the motion passed (5-0-0).
- **Mr. Edelson** nominated himself, Mr. McCormack, Mr. Fried, Ms. Pettiford-Thomas, and Dr. Pierce to the Oakland Mills Architectural Committee. **Ms. Fried** 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. **Mr. Fried** motioned to send Mr. Edelson's, Mr. McCormack's, Dr. Pierce's, and his own name to CA for approval. **Dr. Pierce** seconded, the motion was approved (5-0-0).
- **Dr. Pierce** motioned to appoint Miquel Antoine, Lynn Engelke, and Carl McKinney as Residential Architecture Committee (RAC) members. **Mr. Fried** 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. McCormack** seconded, and the motion passed (5-0-0).

Village Manager Appointment

Mr. Fried motioned to appoint Ms. Warren to continue as village manager of Oakland Mills. **Mr. McCormack** 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. **Mr. Fried** seconded, and the nomination was approved (5-0-0).
- **Ms. Emery** nominated Mr. McCormack as Chair of the OMCA Housing Committee. **Mr. Edelson** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Ms. Pettiford-Thomas as Chair of the OMCA Safety and Security Committee. **Dr. Pierce** seconded, and the nomination was approved (5-0-0).
- **Ms. Emery** nominated Mr. McCormack Chair of the OMCA Open Space Advisory Committee. **Dr. Pierce** seconded, and the nomination was approved (5-0-0).
- **Mr. McCormack** nominated Dr. Pierce as Chair of the OMCA Public Space Advisory Committee. **Mr. Fried** seconded, and the nomination was approved (5-0-0).
- **Mr. Fried** nominated Ms. Pettiford-Thomas as Chair of the OMCA Tenant Committee. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).
- **Ms. Warren** recommended Paul Verchinski as OMCA's BWI Roundtable Liaison, and the Board unanimously agreed.

Cul-de-sac Beautification

Mr. Fried motioned to contribute \$1500 to cul-de-sac beautification for up to 15 cul-de-sacs in an amount not to exceed \$100 per street. **Mr. McCormack** seconded, and the motion passed (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, and the motion passed (5-0-0).

Village Manager

Ms. Warren distributed forms for the Board to sign.

Bulletin Board

Ms. Warren said that the OM Plant Sale was a success. CA's storyboards had been installed on the paths behind Stevens Forest Pool/Elementary School.

Mr. Edelson said he had received a communication from CA general counsel. Since he was not Board chair at the time, he did not answer. He planned to discuss the communication with the Board during closed session.

Ms. Emery announced that the Columbia Council's annual meeting would take place the following Thursday, during which the Council would appoint themselves to the CA Board. There were questions regarding the removal of three village Columbia Council Representatives from the CA Board and how that would affect the appointment.

Mr. Fried motioned to go into closed session at 7:51 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (5-0-0).

The Board came out of closed session at 8:46 p.m. Upon return to open session, **Mr. Edelson** announced that the OMCA Board had voted to secure legal representation in the matter of Columbia Council Representative representation.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:47 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 12, 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

- | | | |
|------------------|--|----------------------------------|
| 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 28, 2026 Board Meeting • Approve Agenda for May 12, 2026 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. | <p>NEW BUSINESS</p> | |

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 2026-2027 Resident Architecture Committee (RAC)**—*as recommended by the Village Manager*
Appoint 2026-2027 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)

**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 \$100 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

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 Association, Inc.
Statement for Meeting in Closed Session

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

DATE: May 12, 2026
TIME: 7:51 pm

MOTION BY: Andrew

SECONDED BY: B.11

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson	X			
William McCormack	X			
Andrew Mark Fried	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)	X	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:

Potential legal representation for OMCA in the CCR/CA matter. Letter from CA General Counsel to Jonathan Edelson.

TIME CLOSED SESSION BEGAN: 7:53pm

TIME CLOSED SESSION ENDED: 8:46pm

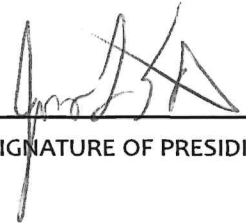
PERSONS PRESENT DURING CLOSED SESSION:

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

4-0-0 to hire w/ budget contingency
Inform of contacts from Shawn + John.

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

OMCA board voted to secure legal representation in the matter of CCR representation


SIGNATURE OF PRESIDING OFFICER