



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

August 25, 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, Chair; Bill McCormack, Vice-chair (arrived 7:23 p.m.); Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Dr. Daniel Pierce; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: Columbia Association Community Project Programs & Services Projects Manager Marty Oltmanns; Howard County Executive's Office Community Outreach Coordinator Vikki Garcia; see resident list.

Opening of Meeting

- **Mr. Fried** motioned to approve the July 28, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (3-0-1).
- **Mr. Fried** motioned to approve the August 25, 2026 Board Meeting agenda (ATTACHMENT B). **Ms. Pettiford-Thomas** seconded, and the motion passed (4-0-0).

Resident Remarks

Ginny Thomas shared her frustration with the ongoing Columbia Council Representative issue and expressed concern about the democratic process. She asked the Board to educate residents and others about the process of selecting a new CCR and why OM cannot appoint a new CCR.

Old Business

CA Liaison Update

CA Community Project Programs and Service Projects Manager Marty Oltmanns shared his CA liaison report (ATTACHMENT C).

Board Chair Report

Mr. Edelson reported that Business Monthly had published an article about Columbia village centers.

Mr. Edelson also reported that the Banner had asked him about the CCR issue. He was waiting until the Board met in closed session before deciding how to respond.

CCR

Ms. Emery reported that the CA board would be holding a town hall in place of its board meeting on September 24.

Ms. Emery said Kings Contrivance appointed a new CCR, but the CA board still needed to meet to vote them onto the board.

Ms. Emery said Kilimanjaro residents were having difficulty with school/road construction. Trees had been removed, parking spaces blocked, and large equipment left on their yards, with no notice. Howard County Executive's Office Community Outreach Coordinator Vikki Garcia said she would follow up about the issue. An additional issue was cars using the new bus-only cut-through in front of the school.

Village Manager Report

Ms. Warren shared her manager's report (ATTACHMENT D).

Committees

Education Committee

Mr. Edelson said he would be scheduling an education committee meeting soon.

Public Space

Earlier in the meeting, Ms. Garcia gave an update from the County on issues with parking at Blandair Park. She said the park rangers give out tickets but that many of the violations occur outside of their jurisdiction. An overflow parking lot is expected in 2027. The parks department also lacks authority to direct traffic on Oakland Mills Road, but they were planning to explore potential solutions. The parking access at Timesweep is only for authorized personnel, with onsite staffing. The team is meeting ahead of the November tournaments to develop mitigation strategies. Organizers will be asked to take greater responsibility for participant behavior during events.

Mr. Edelson noted that a few years ago, park rangers were allowed to announce that they would start ticketing those who parked improperly on school land/roads. Such land was considered a temporary extension of the park lands during events.

Mr. Fried motioned to go into closed session at 8:06 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. McCormack** seconded, and the motioned passed (5-0-0).

The Board came out of closed session at 8:34 p.m. **Mr. Edelson** announced that the Board had received updates concerning pending cases and discussed a potential response to the Banner. **Mr. Edelson** would send a draft of his proposed response.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:35 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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 Karin Emery, Columbia Council Representative

July 28, 2026

OMCA REGULAR BOARD MEETING

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

Due to illness and other factors, neither Mr. Edelson nor Mr. McCormack could be present to conduct the meeting. **Mr. Edelson** authorized **Ms. Warren** to conduct the meeting.

Ms. Warren called the regular meeting of the OMCA Board of Directors to order at 7:00 p.m.

Present: Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Dr. Daniel Pierce; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Jonathan Edelson; Bill McCormack

Quorum Present: Yes

Also Present: Howard County Executive's Office Community Outreach Coordinator Vikki Garcia

Opening of Meeting

- **Mr. Fried** motioned to approve the July 14, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Ms. Pettiford-Thomas** seconded, and the motion passed (3-0-0).
- **Mr. Fried** motioned to approve the July 28, 2026 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded. **Mr. Fried** motioned to amend the agenda to remove the closed session. **Dr. Pierce** seconded. The Board approved the amended agenda (3-0-0).

Old Business

New Town Zoning Update

Ms. Emery said that the New Town Zoning Taskforce had concluded its business in May/June and had made its recommendations, which would be sent to the County Executive and the County Council. Public hearings would be held during which residents could give feedback about the recommendations. **Ms. Emery** emphasized the importance of residents being involved in the feedback since some changes such as density would affect the covenants and deeds of property owners in Oakland Mills.

CCR

Ms. Emery reported that CA had decided to purchase the Headquarters building on Hillside Court and a neighboring building. The neighboring building would be used for a large daycare. **Ms. Emery** questioned the purchases as CA had decided a year ago not to purchase the Headquarters building, and CA had never run a daycare on its own.

Ms. Emery reported that CA was asking for public comments on the Natural Resources Management Plan.

Village Manager Report

Ms. Warren shared changes to the FY26 4th Quarter Financials (ATTACHMENT C). Following the financial review, FY27 4th Quarter Financials had to be adjusted because several rental and lease payments should have been deferred to FY27. This left no excess cash reserve to be sent back to CA. **Mr. Fried** motioned to approve the amended FY26 4th Quarter Financials. **Dr. Pierce** seconded, and the motion passed (3-0-0).

Ms. Warren shared the draft IRS form 990 (ATTACHMENT D). The final version would be corrected to include Dr. Pierce's name in place of Warren Wortman's.

Ms. Warren shared her Manager's Report (ATTACHMENT E). She said that she had hired a new bookkeeper and accountant, but the accountant's fee would increase the Fees, Accounting line by approximately \$1900. **Ms. Warren** was confident there would be room in the budget for the extra cost and that the Board could review the issue at a later date if needed.

Ms. Warren said CA was planning on starting renovations at the Talbott Springs Neighborhood Center in September. She has discussed with tenants about moving to other OM facilities. She let all tenants know all of their items must be out of the center by the last week in August.

Committees

Architecture Committee

Mr. Fried reported a unique situation that prompted the RAC to give verbal approval for a property change that involved using the same color of material.

Public Space

Dr. Pierce reported on issues with out-of-state drivers parking illegally on islands and grass in Blandair Park. **Dr. Pierce** said Howard County Recreation & Parks had told the park rangers not to ticket illegally parked cars. Howard County Executive's Office Community Outreach Coordinator Vikki Garcia said she would reach out to the County to see if something could be done about the issue.

Tenant Committee

Ms. Pettiford-Thomas said she had made some progress in getting Autumn Crest tenants involved with the Tenant Committee.

Mr. Warren adjourned the regular OMCA Board meeting at 7:43 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, August 25, 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

+13092053325,,83525964688# US

+13126266799,,83525964688# US (Chicago)

Oakland Mills Board of Directors

7:00 p.m.	Opening of Meeting (5 min) • Approve Minutes from July 28, 2026 Board Meeting • Approve Agenda for August 25, 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.	OLD BUSINESS • CA Liaison Update, (10 min)	Marty Oltmanns, CP&S Project Manager
7:25 p.m.	Board Chair Update (10 min)	Jonathan Edelson, Board Chair
7:35 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CCR
7:45 p.m.	Village Manager Report (10 min)	Brigitta Warren, Village Manager

Operations Update

7:55 p.m.

Committee Reports (3- min)

- **Architecture**, (5 min)
- **Education**
- **Housing** (5 min)
- **Open Space** (5 min)
- **Public Space** (5 min)
- **Tenant** (5 min)

Andrew Fried, Chair
Jonathan Edelson, Chair
Bill McCormack Jr, Chair
Bill McCormack Jr, Chair
Daniel Pierce, Chair
Paulette Pettiford-Thomas

8:25 p.m.

Board Bulletin Board

8:30 p.m.

Adjourn

8:35 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 20th Anniversary Featuring Lavenia Nesmith, 2 shows

Sunday, September 13th,
5 pm to 8:30 pm
Sunday, September 20th,
5 pm to 8 pm

Oakland Mills Team Member Liaison

EXCITING WAYS WE ARE SERVING OUR COMMUNITY

Celebrating 250 Years of U.S.A.:

- As the United States turned 250, the Columbia community celebrated as it always does at the Lakefront on the July 4 holiday. Columbia's role in our country's history was also celebrated in recent weeks. Columbia Maryland Archives Archivist Erin Berry presented "*Columbia, Maryland: Building Hope for the Next American City*" at the Elkridge Branch Library in partnership with HoCo250. The program welcomed 45 attendees who explored the vision that inspired James Rouse and The Rouse Company to create Columbia. Similarly, *WTOP News* featured Columbia in its **America 250 series**.



Program Highlights:

CA'S IMPACT IS SEEN ALL SUMMER



The Capital Improvements Team is on schedule to complete 10 bridge installations. These improvements will provide safe, reliable routes for bikers and walkers, including those returning to school in August.



The Sustainability team is currently sampling the lakes to monitor water quality, including bacteria levels, phosphorus, and algae growth. Lake sampling occurs bi-weekly from May through October each year.



School Age Services is fully staffed for summer camps, and camps are in full-swing across Columbia. The Youth & Teen Center is also hosting weekly Teen Summer Excursions taking teens to regional destinations.



CA hosted the first Hooked on Fishing event of 2026 at Lake Kittamaquidi to teach Columbia youth how to fish responsibly. Two more clinics are scheduled for later this summer at Wilde Lake and Lake Elkhorn.

Program Highlights:

- The Lakefront Live season is in full swing, offering frequent opportunities for the community to engage with CA through programming like movie nights on the new CA Lakefront Stage and large-scale events like Summer Kick-Off, Teen Night, Juneteenth, Pride in July and Back to School Night. CA's Multicultural programs, supported by Open Space staff, received more than 1,000 RSVPs to join live airings of FIFA World Cup 26 games at the Lakefront.



Project Highlights:

- As Columbia enters its 60th year in 2027, CA has embarked on several projects to put the organization in the best position to support our community in the future. These future-focused initiatives help CA maximize our resources and support and engage Columbians today and into the future.

FUTURE-FOCUSED PROJECT UPDATES



MEMBERSHIP RATE STUDY

Focus groups were conducted and surveys are underway to inform efforts to optimize pricing, affordability and value. *Target: Sept. 2026.*



LONG-TERM CAPITAL ANALYSIS

This multi-year capital planning framework establishes sustainable stewardship of CA's extensive physical infrastructure. *Target: Feb. 2027.*



ENTERPRISE RESOURCE PLANNING (ERP) MODERNIZATION

ERP modernization will centralize core business functions into one platform to automate workflows and improve decision-making. *Target: May 2027.*



CA WEBSITE

Vendor selection is underway for a website redevelopment partner to improve user experience and design of a new CA website. *Target: Aug. 2027.*

Project Highlights:

- CA's Natural Resources Stewardship Plan (NRSP) is complete, and CA staff are preparing to roll out the plan in the weeks ahead, as well as get started on implementation. The NRSP provides recommendations on several of CA's operations in open space that the team will use as it plans for the future. The plan addresses native and invasive plant management, reforestation, wildlife management, resiliency planning, watershed management and more



CA Events:



DATE ⓘ

September 11 - September 12



TIME

9:00pm - 1:00am



LOCATION

Columbia SportsPark

5453 Harpers Farm Road

Columbia, Maryland United States

CA Events:



DATE ⓘ

September 14



TIME

5:30pm - 7:30pm



LOCATION

Celia's Cuban Cuisine and Mojito Bar
6420 Freetown Road
Columbia, Maryland United States

CA Events:



Columbia Association

Howard County

WEED & TREE WARRIORS & SAVERS

CERTIFICATION PROGRAM



DATE ⓘ
October 03



TIME
10:00am - 3:00pm



LOCATION
Robinson Nature Center
6692 Cedar Lane
Columbia, Maryland

Carrie Anne:



Questions?:





**Manager's Report
Oakland Mills Community Association
August 25, 2026**

FY26 Financial Review/Revised FY26 4th Quarter Financials/2025 990

- All FY26 Financial Review documents have been sent to CA. All revised FY26 4th Quarter financials have been sent to CA.
- OMCA's 990 has been e-filed.

Accountant/Bookkeeper

- I have a meeting with the new bookkeeper to begin the transition.
- I will be scheduling the first appointment with the new accountant in early September to review FY27 Quarter 1.

Event Update:

- Thank you to all who attended and or helped at the pool party on August 3rd. It was a small turnout, but everyone seemed to enjoy themselves. Next year, Amy and I will be moving the pool party to the beginning of the summer in June.
- Jazz in the Mills 20th Anniversary Celebration featuring Lavenia Nesmith will be held on Sunday, September 13th and September 20th. Both shows have sold out.
- Amy is working on the Fall Festival and is accepting vendor applications. The date of the festival is Saturday, October 3rd. If you are available to help, please let Amy know.
- Amy has also secured all performers and released the schedule of events for the Lively Arts for Little Ones Concert Series for 2026-2027. The first concert will be held on October 16th. Tickets are on sale online at Eventbrite but are available day of as well.

Talbott Springs NC

- CA has chosen a contractor for the renovations to Talbott Spring NC. All current tenants will have all their items moved out by this Friday. I will be doing a walkthrough with CA Facilities next Tuesday to ensure the center is ready for demolition and renovation.

Miscellaneous

- Thank you to everyone who donated to Prepare for Success. All items were picked up on August 14th.

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

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

DATE: 8/25/2026
TIME: 8:05pm

MOTION BY:

Andrew Fried

SECONDED BY:

B. H. McCormack

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	☒			
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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:

Status of CA representation

Request for update from The Banner

TIME CLOSED SESSION BEGAN:

8:07pm

TIME CLOSED SESSION ENDED:

8:34pm

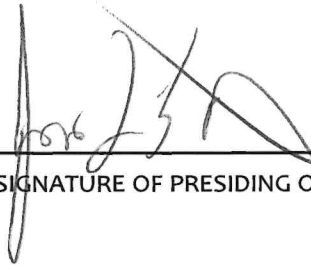
PERSONS PRESENT DURING CLOSED SESSION:

Brighta Warren, Jonathan Edelson, Karin Emery, Andrew Ford,

Bill McCormack, Don Pierce, Paulette Pottford-Thomson

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

Received updates from pending cases. Discussed potential response to Banner. Jon will send draft of what he proposed.


SIGNATURE OF PRESIDING OFFICER