



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 12, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the August 12, 2025 OMCA Board Meeting:

<https://www.youtube.com/watch?v=zh5rlr91gOc>

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, Board Vice-chair; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Brigitta Warren, Village Manager.

Absent: Paulette Pettiford-Thomas; Karin Emery

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; Hans Plugge from OMI Green Team; Columbia Association Sustainability Manager Danielle Tyeryar; see resident list.

Opening of Meeting

- **Mr. McCormack** motioned to approve the July 22, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the August 12, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

New Business

Columbia Association Presentation on Two Open Space Projects in OM

CA Sustainability Manager Danielle Tyeryar presented two Open Space projects (ATTACHMENT C) that would utilize excess cash given to CA from OMCA (per policy) from previous fiscal years. The funds were earmarked for operations projects in the village. The first project was a Miyawaki Tiny Forest planting behind Stevens Forest Elementary School between Encounter Row, Pamplona Road, and Bullring Lane. CA planned to have a community planting event on November 7/8 or November 14/16.

The second project was a Story Walk and Educational Signage Loop along the path behind Stevens Forest Pool to Encounter Row. Stories would be changed out quarterly or monthly. Ms. Tyeryar said she would like to have the project up in the fall, but it would probably not be until spring.

Board Chair Report

Mr. Edelson reported that the OMCA Employee Handbook was due for an update. As was done previously, the OMCA would hire someone to update the handbook.

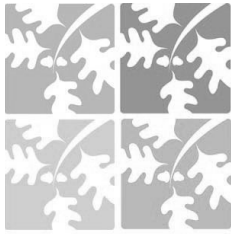
Village Manager Report

Ms. Warren shared her update on village operations (ATTACHMENT D).

On behalf of **Ms. Emery**, **Ms. Warren** reported there would be no CA board meeting until September. CA and Howard County Citizens Association were in the process of setting up a town hall meeting on September 11. More info would be coming for the town hall meeting.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:06 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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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

July 22, 2025

OMCA REGULAR BOARD MEETING

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

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

<https://youtu.be/pViyDLKmvzA?si=vpcixuYDStdJ0Abe>

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

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Karin Emery, Columbia Council Representative (arrived 8:10 p.m.); Brigitta Warren, Village Manager.

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. McCormack** motioned to approve the July 8, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (5-0-0).
- **Mr. McCormack** motioned to approve the July 22, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (5-0-0).

Resident Remarks

Resident and former CA/OMCA Board member Ginny Thomas thanked the Board for her positive experience during the July 8, 2025 OMCA Board meeting resident remarks. She brought up possible policy changes by Columbia Association regarding resident remarks and removal of village-elected representatives on the CA board. She repeated her request that the OMCA Board take a leadership position and inform the CA board of concerns. She recommended eliminating the CA Board of Directors structure and returning to the Columbia Council structure.

Long Reach resident Bob Dover distributed a memorandum from CA General Counsel to the CA Board of Directors detailing proposed ethics policy changes (ATTACHMENT C). He said that the changes concerned members of the board criticizing board decisions rather than financial concerns such as embezzlement. He took issue with what he viewed as subjective language. He pointed out that one of the policy changes would give the CA Board of Directors the power to remove CA board members for ethics violations, and that power would circumvent the villages' democratic process. **Mr. McCormack** asked

clarifying questions about the involvement of CA staff. Mr. Dover also said he had to spend his own money to obtain documents such as emails from the State of Maryland under the Freedom of Information Act that CA refused to give him access to.

The Board discussed how ethics violations were investigated by CA. The proposed changes to the ethics policy would also penalize those who brought frivolous accusations of ethics violations.

New Business

New CA Board Meeting Policies

Mr. Edelson presented a draft letter to the CA board of directors about proposed new policies affecting resident speak-out and CA board member interaction with each other and residents (ATTACHMENT D).

Mr. McCormack motioned to waive the board policy on voting on new business. **Dr. Pierce** seconded, and the motion passed (5-0-0).

Dr. Pierce motioned to approve the letter as revised. **Ms. Paulette-Pettiford** seconded, and the motion passed (5-0-0). The letter would be sent the next day, July 23, in time for the CA board meeting on Thursday, July 24.

Board Chair Report

Mr. Edelson reported that he and **Mr. McCormack** attended a social event at The Collective with CA's senior staff and board as well as other village board chairs, vice-chairs, and managers.

Village Manager Report

Ms. Warren shared her update on village operations (ATTACHMENT E). **Ms. Warren** reported that she met with CA Community Engagement Manager Robin Stimson to discuss bringing CA events to the villages. CA's approach to such events would be a collaborative one.

CCR Report

Ms. Emery said that her recent e-newsletters addressed proposed CA ethics policy changes.

Committees

Architecture

Mr. Fried reported that the Non-resident Architectural Advisory Committee (NRAAC) had approved the new Columbia Pointe sign with the street name removed from it and the name of the complex changed to Aspen at Lake Trail (the new name of Columbia Pointe). He said the NRAAC also had approved the Interfaith Center's shed, provided that the paint matched the color of the building.

Education

Mr. Edelson reported that Oakland Mills Middle School renovations were well underway. He had also contacted the new principal of Oakland Mills High School but had not heard back from him yet.

Public Space

Dr. Pierce reported that Howard County Recreation and Parks was tentatively scheduled to attend the August 26 Board meeting, but he still needed to confirm.

Tenant

Ms. Pettiford-Thomas reported that she was getting complaints about Autumn Crest and Brady Management. She had encouraged people to come to the tenant committee meetings to discuss issues.

Bulletin Board

Ms. Warren reminded residents and board members of the OM Pool Party on August 4 at 6:30 p.m. at the Stevens Forest Pool.

Mr. McCormack said that an Open Space reforestation project was in-process at the end of Pamplona. He discussed permits and OMHS pickle ball/tennis courts issues.

Ms. Emery said surveyors were evaluating the tot lot behind Delphinium Court for replacement/renovation.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:33 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 12, 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/82741864553>

Meeting ID: 827 4186 4553

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 827 4186 4553

Find your local number: <https://us02web.zoom.us/u/koA9IEbZg>

Oakland Mills Board of Directors

7:00 p.m.	<p>Opening of Meeting (5 min)</p> <ul style="list-style-type: none"> • Approve Minutes from July 22, 2025 Board Meeting • Approve Agenda for August 12, 2025 Board Meeting 	Jonathan Edelson, Board Chair
7:05 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>	
7:15 p.m.	<p>NEW BUSINESS</p> <ul style="list-style-type: none"> • CA Presentation on Tree Planting at the end of Pamplona, Discussion (30 min) 	Danielle Tyeryar, CA Sustainability Manager
7:45 p.m.	<p>Board Chair Report, (10 min)</p>	Jonathan Edelson, Board Chair
7:55p.m.	<p>Columbia Council Rep Report (10 min)</p>	Karin Emery, CCR Rep
8:05 p.m.	<p>Village Manager Report (10 min)</p>	Brigitta Warren, Village Manager

8:15 p.m.

Board Bulletin Board

8:20 p.m.

Adjourn

Upcoming Events

Jazz in the Mills featuring Tiya Ade'

Sunday, September 14th,
5pm-7:30 pm

DRAFT

ATTACHMENT C



Oakland Mills Sustainability Projects

Danielle Tyeryar, CA Sustainability Manager

August 12, 2025

Proposed Projects

1. **Tiny Forest (Miyawaki-style)**
2. **Story Walk – Interpretive Signage**



Tiny Forest

Miyawaki Forest:

A Miyawaki Tiny Forest is a very, very densely planted forest which produces climate change improvements in real time.

- ~1,000 ft² (nominally 20' by 50') planted
- 8-foot deer exclosure fence on all sides
- 350 Trees, 100 Shrubs, and 400 Perennials
- Similar to Woodblock Row mini-Forest (2018)



Tiny Forest

Proposed Site Location:



Mini Forest

Proposed Timeline:

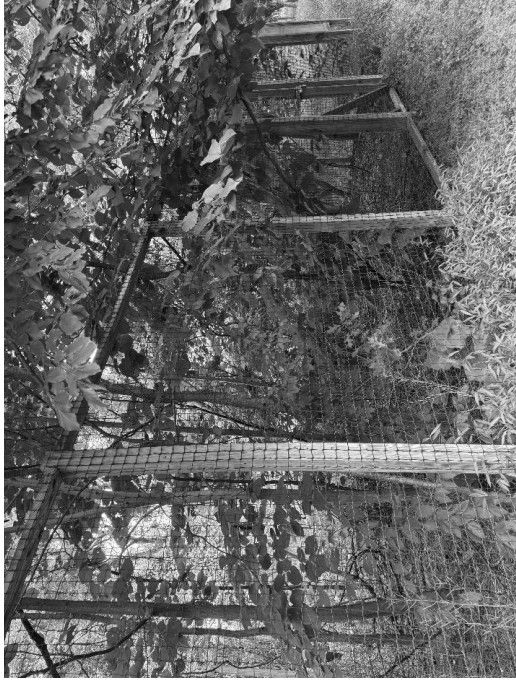
- OM Board Meeting – August 12, 2025
- Advertise – August-November 2025
- Site Preparation – October 2025
- Plant Orders/Delivery – October 2025
- Community Planting Event – Date TBD
 - **November 7/8 or 14/16th**
- Deer Fence installed – November 2025
- Watering – Nov-Dec 2025
- Signage Installed – March 2026
- Spring Maintenance – April 2026



Mini Forest

Miyawaki Forest:

- OM Excess Funds for SUST Operating Projects: \$52,000
- Mini Forest Cost Breakdown:
 - Plant Material – \$13,650
 - Soil Amendment and Incorporation/Site Prep – \$10,350
 - Signage - \$1,500
 - Fencing - \$5,500
 - Estimated Project Total: \$31,000
- Partnership with OMI/ OMI Green Team; Interfaith Partners of the Chesapeake; Morgan State University
 - Volunteers
 - Site Monitoring



Interpretive Signage

Story Walk and Educational Signage

• Information about:

- Pollinators
- Insects
- Animals
- Native Plants
- Stormwater Features
- Trees
- Village information
- Ongoing Programs
- What else?



Interpretive Signage

Story Walk and Educational Signage

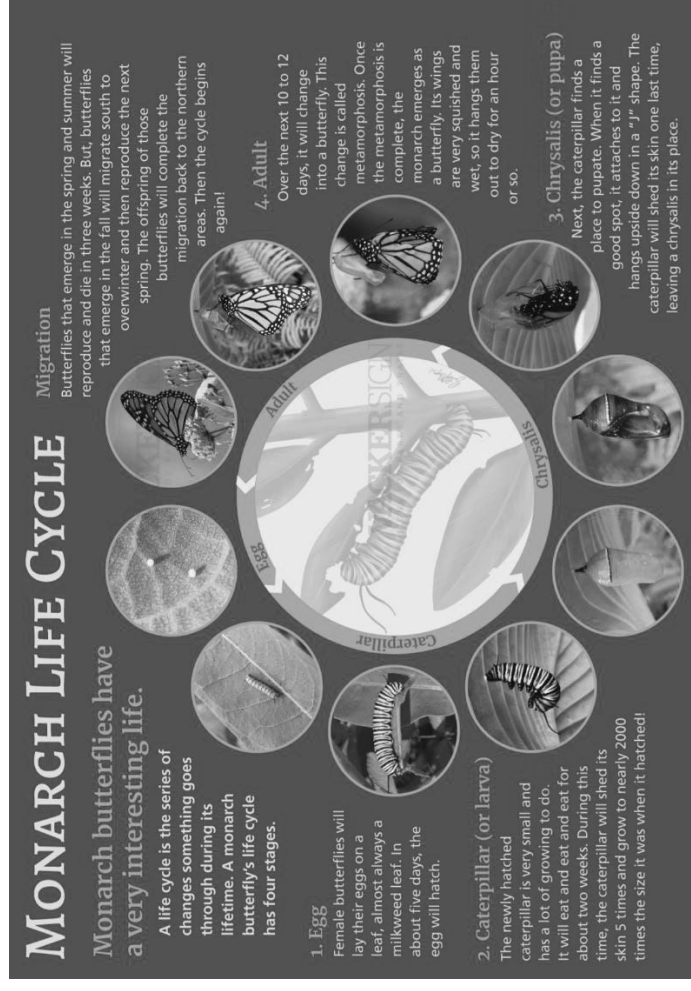
- ~18 sign boards
- Location TBD
 - Proposed “loop” from Stevens Forest Pool to Encounter Row
- Quarterly Stories – 1-month
- Educational Signage year-round



Interpretive Signage

Story Walk and Educational Signage

- Howard County Libraries Partnership
- MPEA has stories available to borrow
- Passive engagement and outreach
- Aluminum signs
 - Vandal-proof coating
 - Concrete Pad
 - Rotating Content
- Purchase story rights and printing



Interpretive Signage Boards

Sign Boards:

- OM Excess Funds for SUST Operating Projects: \$52,000
- Signage Cost Breakdown:
 - ~18 Sign Boards – \$7,000
 - Story and Signage - \$1,500
 - Installation - \$500
 - Estimated Total: \$9,000
- Signage for year-round education



Sustainability Initiatives

Vision

- Create GIS map and printed Pathway map with Sustainability Features
 - Self-guided walking tour featuring StoryWalk loops
 - Highlight notable projects (Mini Forest(s) and Adopt-A-Spots)
 - Public EV Chargers; Solar PV; Arboretum Tree Tags
- Improve biodiversity, wildlife habitat, encourage more native plant species
- Excess Village Funds for Sustainability Operating Projects
 - Operating projects: tree planting, meadow creation, educational signage, bamboo removal, etc...
 - Proposed use of OM's \$52,000:
 - Mini Forest: \$31,000
 - Story Walk/Interpretive Educational Signage: \$9,000
 - Tree and Plant Giveaways: \$12,000

**Manager's Report
Oakland Mills Community Association
August 12, 2025**

Event Update

- It was a beautiful night for a pool party. Thank you to everyone who helped and thank you to everyone who came out to spend the evening.
- Jazz in the Mills featuring Tiya Ade' is on Sunday, September 14th. Tickets are on sale now online and at The Other Barn and are \$25/ticket.
- Amy has put out the request for vendors for the 2025 Fall Festival. The Festival will be held on Saturday, October 4th, from 11 am to 3 pm. (Please note that we have shortened it by one hour). She has already booked the performers and is looking for a couple more food trucks.
- The Covenant Advisors are working with CA to put together a Bamboo Workshop. It will be held on September 24th at 6:30 pm at The Other Barn. We will ask attendees to register in advance. Please continue to check the Oakland Mills website for more details.
- Oakland Mills will host another tree giveaway in October. The information regarding how to sign up will be available in September.
- Save the date for a New Resident/Volunteer Dinner on Monday, November 4th.

Audit

- The auditors have completed their work and will be releasing their report soon.
- Our FY26 1st Qtr. Financials will be ready a little later this year as we do have to wait for our audit report prior to closing out the first quarter.

Lease and Rentals

- Both leases for the Thunder Hill Neighborhood Center and the Talbott Springs Neighborhood Center have been renewed with the same tenant for another year: September-August.

Allocation Formula

- The Village Managers and Board Chairs/Vice-Chairs are meeting on Friday, September 5th via Zoom to discuss the allocation formula.

***Please note that The Other Barn hours for the week of August 18th-21st will be 9 am to 4 pm Monday through Thursday and 9 am to 12 pm on August 22nd. Thank you.**