



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

March 24, 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 7:04 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack Jr. (arrived 7:16 p.m.), Vice Chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Dr. Daniel Pierce; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

Absent: Karin Emery

Quorum Present: Yes

Also Present: Columbia Association Community Programs & Services Projects Liaison Marty Oltmanns; Howard County Executive's Office Community Outreach Coordinator Vikki Garcia; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Fried** motioned to approve the March 10, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the March 24, 2026 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

New Business

CA Liaison Update

Columbia Association Community Programs & Services Projects Liaison Marty Oltmanns gave an update on CA operations (ATTACHMENT C).

OMCA FY27 Draft Budget

Ms. Warren shared the OMCA FY27 Draft Budget (ATTACHMENT D).

Old Business

OMCA Investment Policy

Ms. Warren shared the draft OMCA Investment Policy (ATTACHMENT E). **Mr. McCormack** motioned to adopt the Investment Policy as submitted. **Mr. Fried** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson gave an update on OMHS renovations. He suggested requesting from the State a comprehensive list of all schools in Howard County and how the State scored those buildings, then comparing that to the County's ranking of the schools using its new formula.

Mr. Edelson reported on CA's reasoning for the rockscaping around the Steven Forest Road/Broken Land Parkway neighborhood signs. Construction material and signs from the 7-Eleven construction were still present around Stevens Forest Elementary School and Camelback Lane. Howard County Executive's Office Community Outreach Coordinator Vikki Garcia said she would follow up with the County about the issue. **Mr. McCormack** also brought up visibility issues with the left turn into Cinnamon Tree from Kilimanjaro Road due to vegetation in the median.

Village Manager Report

Ms. Warren shared her Manager's Report (ATTACHMENT F).

Committees

Housing

Mr. McCormack reported that the Housing Committee had just held a meeting.

Open Space

Mr. McCormack announced that the next Open Space meeting would be held the following Monday.

Mr. Fried motioned to go into closed session at 7:57 p.m. to discuss matters pertaining to employees and personnel (ATTACHMENT G). **Mr. McCormack** seconded, and the motion passed (5-0-0).

The Board came out of closed session at 8:04 p.m. **Mr. Edelson** announced that the Board had made a decision concerning staff compensation.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:05 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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 Pierce ~
Karin Emery, Columbia Council Representative

March 10, 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 7:01 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack Jr., Vice 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.

Quorum Present: Yes

Also Present: Columbia Association Capital Projects Operations Manager Steve Boswell; CA Landscape Design Architect Tim Prague; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Fried** motioned to approve the February 24, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the March 10, 2026 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (5-0-0).

Old Business

CA Cluster Play Area Program – OM Play Area Proposed Changes

At the February 10 Board meeting, CA proposed the replacement of the Gatsby Green play area and the refurbishment of the Camelback play area. **Mr. Edelson** reviewed the CA play area change process, which included a public comment period. CA Capital Projects Operations Manager Steve Boswell said there had only been one public comment: a suggestion that the sandbox in one of the play areas be removed. This comment was answered in the plan. Mr. Boswell said the next step would be for the Board to send a letter of support. **Dr. Pierce** motioned to send the letter of support for the suggested play area changes. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Board Chair Report

Mr. Edelson gave an update on Pizzaman.

Mr. Edelson discussed issues with the Board of Education and its vote to exclude funding for OMHS renovations in the FY27 budget. Built to Learn funds that were supposed to go towards the renovations would be spent on other projects with no money for future major high school renovations. In addition, there were known issues with the formula the BOE used as a basis for its decision. **Mr. McCormack**

questioned the timing of the decision and asked why the BOE had gone back suddenly on its previous decision to fund the renovations.

CCR Report

Ms. Emery said that the CA Board would be reviewing its processes and procedures and noted that some of the suggestions provided less transparency, including a reduced number of CA board meetings and an increase in town halls. These town halls were structured differently from usual town halls so that residents could not share their views and questions in a larger forum. Instead, attendees were required to break out into smaller groups after CA presentations.

Village Manager Report

Ms. Warren presented the FY27 3rd Quarter Financials (ATTACHMENT C). **Mr. Fried** motioned to accept the FY27 3rd Quarter Financials with minor changes to repairs and maintenance. **Mr. McCormack** seconded, the motion passed (5-0-0).

Ms. Warren reported that the new CA/villages management agreement required each village to have an investment policy. The village managers reached out to an auditor to get information about investment policies (ATTACHMENT D). The policy would need to be approved by the Board every year, and CA would need to be notified that OMCA has an approved Investment Policy on file.

Ms. Warren shared her Village Manager's Report (ATTACHMENT E). She said that the election was non-contested, so no election would be held.

Bulletin Board

Mr. McCormack said that Forest Ridge apartments had a new owner and management company.

Ms. Carpenter, Ms. Warren, and several Board members expressed excitement that they would be continuing to work together in the next Board year, as all Board members had applied to be candidates and were deemed elected due to the non-contested election.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:32 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, March 24, 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/85496349120>

Meeting ID: 854 9634 9120

One tap mobile

+13017158592,,85496349120# US (Washington DC)

+13052241968,,85496349120# US

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 March 10, 2026 Board Meeting • Approve Agenda for March 24, 2026 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 Liaison Update, (10 min) • Presentation of OMCA FY27 Draft Budget, (15 min) | Marty Oltmanns, CP&S Projects Liaison
Brigitta Warren, Village Manager |
| 7:40 p.m. | <p>OLD BUSINESS</p> <ul style="list-style-type: none"> • Oakland Mills Investment Policy, Discussion, Vote (10 min) | |

7:50 p.m.	Board Chair Report (10 min)	Jonathan Edelson, Chair
8:00 p.m.	Village Manager Report (10 min) Operations Update	Brigitta Warren, Village Manager
8:10 p.m.	Committee Reports (30 min) <ul style="list-style-type: none"> • Architecture, (5 min) • Education (5 min) • 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

8:40 p.m. **Board Bulletin Board**

8:45 p.m. **Adjourn**

8:45 p.m. **Board Closed Session**

Pursuant to the Maryland Homeowners' Association Act the Board will meet in closed session for discussion of matters pertaining to employees and personnel.

Upcoming Events

Lively Arts for Little Ones Presents Pam the Kindersinger	Friday, April 17, 10:30 am
Yards Alive Native Plant Giveaway	Saturday, April 25th, 10am to noon
Oakland Mills Community Plant Sale	Saturday, May 2 nd , 9am to 1pm
Jazz in the Mills Presents Benjie Porecki	Sunday, June 14th, 5pm to 7:30pm

Oakland Mills Team Member Liaison

EXCITING WAYS WE ARE SERVING OUR COMMUNITY

Columbia
Association

Program Highlights:

- On February 18, Multi-Cultural Programs hosted a new guest for Around the World Storytime, featuring Sudanese musician Mosno Al-Moseeki, who introduced families to Nubian folk tunes in celebration of Africa.
- On February 21, 19 team members completed an 8-hour Barbell Intensive Workshop to elevate coaching skills and support growing member interest in strength training. Personal trainers and group fitness instructors trained together, building alignment across the fitness team and enhancing our ability to coach barbell fundamentals and advanced lifts with confidence and safety.



Program Highlights:

- On February 3, Columbia Gym partnered with the “Stop the Bleed” initiative to host a free bleeding control training class at the facility. More than 20 community members participated in the hands-on training, which was open to both members and non-members. Each participant received a Stop the Bleed kit to take home, equipping them with life-saving tools and the confidence to respond in an emergency. Continuing the heart-focused theme, Supreme Sports Club partnered with the American Red Cross on February 20 to host a community blood drive. The effort resulted in 32 pints of blood collected, including eight first-time donors.
- For Women's History Month, Columbia Maryland Archives created a landing page of [8 online exhibits](#) to highlight some of the stories and accomplishments the women in Columbia have made to shape this community's history.
- The Columbia Art Center is featuring “Visionary Women,” showcasing artwork from 80 local female artists inspired by the theme “Reservoir of Strength.” This exhibition, held annually in March to celebrate National Women's History Month, will be on display from March 12 to April 12, with a reception on March 14.

Construction Highlights:

- Pictured below, Sustainability worked with Howard EcoWorks to remove a large stand (0.67acres) of invasive Autumn Olive in Kings Contrivance near the village center.



Construction Highlights:

- Planning began for the Lake Elkhorn walkable pollinator garden and bioretention facility off Broken Land Parkway. A grant from the Chesapeake Bay Trust partially funds construction.
- To continue the Smart Salt program, Open Space purchased a brine tank to store 6000 gallons of brine at the Community Operations Center. Until now, staff have had to travel to Baltimore to pick up this product. This addition to the equipment will help reduce the use of additional sodium chloride and reduce our Greenhouse Gas footprint.
- Capital Improvements worked closely with the Hickory Ridge Village Board and community stakeholders to finalize the design and planning for play areas HR-08 and HR-11. With the design phase completed, installation is planned for this summer.
- Capital Improvements staff began full fabrication and installation of the OBBR-23 Lake Elkhorn Dam Bridge, including material preparation, structural assembly, site coordination, and final placement of the bridge.

CA Points of Pride:

- With the excitement over the Winter Olympics, the Columbia Ice Rink had a dynamic February. The most recent season of Learn to Skate had an all-time high of 692 participants. The Ice Rink hosted the inaugural Winter Games event, featuring family-friendly versions of Olympic events such as bobsled, biathlon, speed skating, hockey, figure skating, curling, ski jumping, and photo opportunities with "Blaze," our new Zamboni. Pictured here is Ms. Pat, one of the beloved Learn to Skate teachers who has been with the Ice Rink since it was built. She was [featured in an article](#) in the Baltimore Banner for her impact on ice skating and the Columbia community.



CA Points of Pride:

- The Land Administration team will be representing Columbia Association at the Howard County Transportation Open House, demonstrating CA's public resources and highlighting Pathway Forward: An Action Plan for Columbia's Pathways.
- In partnership with the US Department of Energy and Rheem Manufacturing Company, CA's Community Operations Center is serving as a test site for a cutting-edge cold-climate air conditioning unit.
- The Sustainability team co-hosted a new networking group meeting, the Sustainability Partners Action Network (SPAN), alongside the Howard County Office of Community Sustainability, with 60 attendees representing several local environmental groups.
- Shelby Willis and Nancy McIntosh from the Ceramics team at the Art Center have been diligent in the debut of the new gas kiln. They have been doing test runs, documenting the process, taking photos, strategically placing test pieces in the kiln to observe the results, and sharing the results with the team. The new kiln will be a valuable asset to the Art Center's offerings and to the community.
- The Finance team achieved two clean audits – financial and 401K. The 401K audit also had zero management comments.

Oakland
Mills

CA Events:

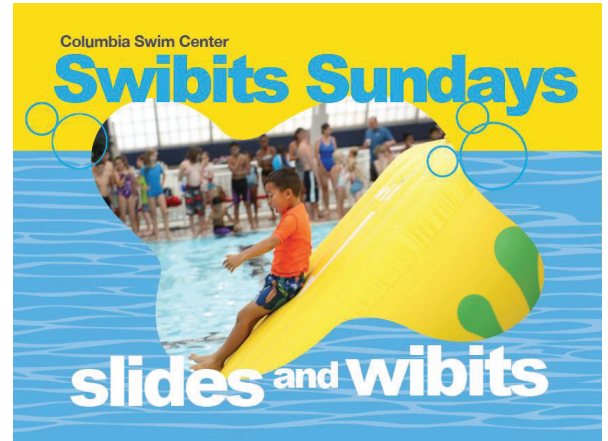
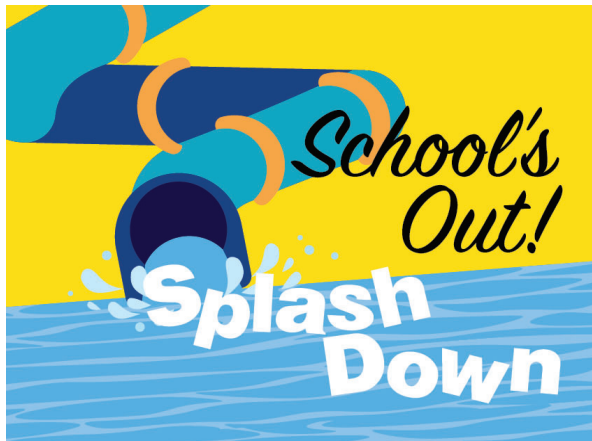


RESERVOIR *of*
STRENGTH

visionary
women²⁰₂₆

Oakland
Mills

CA Events:



Oakland
Mills

Carrie Anne:



**Oakland
Mills**

Questions?:





**Oakland Mills Community Association
FY27 DRAFT Budget Explanations**

March 24, 2026

REVENUES

2 Lease and Rental

B. Leases

CA is working on a renovation design for Talbott Springs NC. These renovations could interfere with our leasing of the space. I budgeted for a partial year lease.

EXPENSES

9 Staff Salaries

Includes a 3% COLA increase for each returning employee.

15 Fees

D. Audit

I put \$7000 in the Audit line since per the Management Contract OMCA must have a financial review the next fiscal year which we will pay for upfront and then provided all is okay, be reimbursed by CA.

25 Utilities

A. Gas and Electric

Increased our Gas and Electric Utilities line to keep up with rising costs.

26 Repairs and Maintenance

A. Building

I included the proposed painting cost estimate for the interior painting of TOB as we are hoping to have it done in November, when we have the availability to do so. CA will pay for the interior painting up front and will bill OMCA for half of the cost.

	A. Gas & Electric		32,000	28,000	33,464				
	B. Water & Sewer		3,000	2,500	2,809				
	C. Telephone		8,000	7,500	7,940				
26	Repairs & Maintenance		28,000	13,000	19,160	15,000	115%	8,840	46%
	A. Building		26,500	11,000	17,904				
	B. Equipment		1,500	2,000	1,256				
	C. Rental		0	0	0				
	D. Vandalism		0	0	0				
	E. Other		0	0	0				
27	Furniture, Fixtures and Equipment		2,000	2,000	2,000	0	0%	0	0%
28	Total Expenses Before Deprec		599,150	586,830	576,550	12,320	2%	22,600	4%
29	Depreciation		3,654	6,000	6,000	(2,346)	-39%	(2,346)	-39%
30	Total Expenses		602,804	592,830	582,550	9,974	2%	20,254	3%
	Increase/(Decrease) in Unrestrict		(0)	445	882	(445)	-100%	(882)	-100%
	Check (Next year expenses minus current year expenses minus total variance)					0		0	

Investment Policy Statement

Oakland Mills Community Association
5851 Robert Oliver Place
Columbia, MD 21045

1. Purpose

The purpose of this Investment Policy Statement (“Policy”) is to establish guidelines for the prudent management of excess cash held by Oakland Mills Community Association, Inc. (the “Organization”).

The Organization’s primary objective is capital preservation and liquidity, not investment return.

2. Scope

This Policy applies to:

- Operating cash not immediately needed for expenses
- Board-designated reserves
- Short-term restricted funds (unless donor restrictions require otherwise)

This Policy does not apply to permanently restricted endowment funds (if any), which require a separate policy.

3. Investment Objectives (in priority order)

1. Safety of principal
2. Liquidity to meet operating needs
3. Reasonable return within risk constraints

The Organization will not assume market risk in pursuit of higher yield.

4. Authorized Investments

The Organization may invest only in the following:

- A. FDIC-Insured Savings Accounts
 - a. High-yield savings accounts
 - b. Money market deposit accounts (bank deposit accounts only, not money market mutual funds)
 - c. Must be FDIC insured
- B. Certificates of Deposit (CDs)
 - a. FDIC-insured bank CDs
 - b. Laddered maturities permitted

- c. Maximum maturity: 9 months (recommend 12–24 months)
- d. Early withdrawal penalties must be reviewed prior to purchase

5. Prohibited Investments

The following are not permitted:

- Stocks or equity securities
- Corporate or municipal bonds
- Bond funds or ETFs
- Money market mutual funds
- Cryptocurrency
- Private investments
- Derivatives or structured products
- Any investment not explicitly authorized above

6. FDIC Insurance Limits

Deposits at any single financial institution shall not exceed FDIC insurance limits (currently \$250,000 per depositor, per institution, per ownership category).

The Organization may use multiple institutions to remain fully insured.

The Treasurer shall monitor balances to ensure compliance.

7. Liquidity Guidelines

The Organization shall maintain sufficient funds in a savings or checking account to cover at least 3 months of operating expenses (recommend 3–6 months).

CDs should be structured to avoid locking up all reserves at one time.

A CD ladder strategy (e.g., 3, 6, 9, 12 months) is encouraged when balances justify it.

8. Delegation of Authority

The Board of Directors retains ultimate fiduciary responsibility.

The Treasurer (or Executive Director with Treasurer oversight) is authorized to:

- Open and manage bank accounts
- Select FDIC-insured institutions
- Purchase and manage CDs within policy limits

Two authorized signers shall be required for account opening and major transfers (recommended internal control).

9. Financial Institution Selection Criteria

Institutions should:

- Be FDIC insured
- Have strong financial stability
- Offer competitive interest rates
- Provide online access and clear reporting
- Have reasonable fees (preferably none)

10. Reporting

The Treasurer shall provide at least quarterly reports to the Board including:

- A. Total cash and CD balances
- B. Interest earned
- C. Maturity schedule of CDs
- D. Confirmation of FDIC compliance

11. Review of Policy

This Policy shall be reviewed at least annually by the Board and updated as necessary.

12. Adoption

Adopted by the Board of Directors of Oakland Mills Community Association, Inc. on:

Date: _____

Board Chair Signature: _____

Treasurer Signature: _____

Manager's Report
Oakland Mills Community Association
March 24, 2026

Events Update

- The Estate Planning workshop was again a small group but very informative.
- Jazz in the Mills featuring Linda Harris Cole was close to a sellout. We tried some different advertising avenues, and it paid off. The next concert is on June 14th and features an Oakland Mills alum, Benjie Porecki. Tickets went on sale online on Monday and will be available at The Other Barn by the end of March.
- The next Lively Arts for Little Ones concert is on Friday, April 17th featuring Pam the Kindersinger. Tickets are on sale online and will be available at the door.
- There will be a Native Plant Giveaway event on Saturday, April 25th outside in front of the statue and inside the Courtyard. There will be fun crafts for kids.
- Oakland Mills Community Flower Sale will take place on Saturday May 2nd from 9 am to 2 pm. We are looking for volunteers to help. Please email Amy Carpenter if you are interested.

Website

- The new website is up and running as of March 16th. Thank you to Amy for all her hard work and thank you to Robin Abella for all his help getting it up and running. We have received positive feedback. We are also continuing to work out any small issues that may arise.

Talbott Springs NC

- The designs for the renovation of Talbott Spring NC have been sent to each of you for feedback. Once approved, I will give further updates. OMCA will be notified and have some say in the construction timeline once the project is at that point.

The Other Barn Interior Painting

- The interior painting of The Other Barn has been postponed until November due to the time needed for painting and the rentals already scheduled.

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

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

DATE: 3/24/2026
TIME: 7:52 pm

MOTION BY: Andrew

SECONDED BY: Bill

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:

Staff additional bonus for new website (Amy) ^{\$650.00} ~~\$500.00~~

TIME CLOSED SESSION BEGAN: 7:58pm

5-0-0

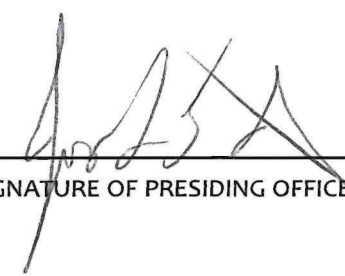
TIME CLOSED SESSION ENDED: 8:04pm

PERSONS PRESENT DURING CLOSED SESSION:

Brigitte, Jonathan, Bill, Andrew, Paulette, Dan

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

Board made decision concerning staff compensation


SIGNATURE OF PRESIDING OFFICER