



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 27, 2025

OMCA REGULAR BOARD MEETING

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

Link to YouTube recording of the May 27, 2025 OMCA Board Meeting:

<https://youtu.be/pRVd72lejYg>

Ms. Warren called the regular meeting of the OMCA Board of Directors to order at 7:02 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 2025-26 OMCA Board Chair. **Mr. Fried** seconded, and Mr. Edelson's nomination was approved (5-0-0).

Mr. Edelson assumed leadership of the meeting.

Mr. Fried nominated Mr. McCormack as the 2025-26 OMCA Board Vice-chair. **Ms. Emery** seconded, and Mr. McCormack's nomination was approved (5-0-0).

Mr. Edelson resumed the regular order of business.

- **Mr. McCormack** motioned to approve the April 22, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Fried** seconded, and the motion passed (4-0-1).
- **Mr. McCormack** motioned to approve the April 29, 2025 OMCA Special Board Meeting minutes (ATTACHMENT B). **Mr. Fried** seconded, and the motion passed (4-0-1).
- **Mr. Fried** motioned to approve the May 27, 2025 Board Meeting agenda (ATTACHMENT C). **Dr. Pierce** seconded, and the motion passed (5-0-0).

Resident Remarks

Resident Louis Barber asked about the cemetery behind Shadow Oaks. The Howard County Cemetery Preservation Advisory Board would be discussing the cemetery in its July meeting. **Ms. Emery** said that

she would meet with **Dr. Pierce**, Mr. Barber, and resident James Feagin, who had been restoring the cemetery, to discuss the cemetery prior to the County's July meeting.

Board Action Items

Call for Nominations for Architectural Committee

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

Village Manager Appointment

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

Cul-de-sac Beautification

Mr. McCormack motioned to contribute \$1500 to cul-de-sac beautification for up to 20 cul-de-sacs in an amount not to exceed \$75 per street. **Dr. Pierce** seconded. **Mr. Fried** motioned to amend to contribute \$1500 for up to 15 cul-de-sacs in an amount not to exceed \$100 per cul-de-sac. **Mr. McCormack** seconded, and the amendment passed (5-0-0). The Board approved the amended motion (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. **Dr. Pierce** motioned to amend to change “homes” to “residential units.” **Mr. Fried** seconded, and the amendment passed (5-0-0). The Board approved the amended motion (5-0-0).

Village Manager

Ms. Warren distributed forms for the Board to sign.

Bulletin Board

Ms. Carpenter said OMCA would be hosting a Welcome Summer Concert on June 26 from 6:00 to 8:30 p.m. The concert would include food trucks, activities, and a performance by MK Trio.

Ms. Warren gave further details about MK Trio, which was a jazz trio.

Mr. Edelson noted the passing of former Board member Ginny Thomas’s husband, Chuck Thomas.

Ms. Emery said she was part of a large taskforce on New Town zoning.

Mr. Edelson adjourned the regular OMCA Board meeting at 7:54 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, June 10, 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 May 27, 2025 Board Meeting • Approve Agenda for June 10, 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"> • NRAAC Presentation of Rebranding Exterior Signage for Columbia Pointe (15min) • CA Liaison Update, (10 min) 	Jon Woods, Excelsa Marty Oltmanns, CP&S Projects Liaison
7:40 p.m.	Board Chair Report, (10 min)	Jonathan Edelson, Board Chair
7:50 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CCR Rep

- 8:00 p.m.** **Village Manager Report (10 min)** Brigitta Warren, Village Manager
- FY25 4th Qtr. Financials, Review
 - Operations Update
- 8:10 p.m.** **Board Bulletin Board**
- 8:15 p.m.** **Adjourn**
- 8:15 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 Presents Warren Wolf Sun. June 22nd, 5pm-7:30pm
- Welcome Summer with the MK Trio Thursday, June 26th, 6pm-8:30 pm
- Oakland Mills Community Pool Party Monday, August 4th, 6:30pm-8:30pm



COLUMBIA
POINTE
Apartments

BRAND GUIDELINES AND MONUMENT SIGN



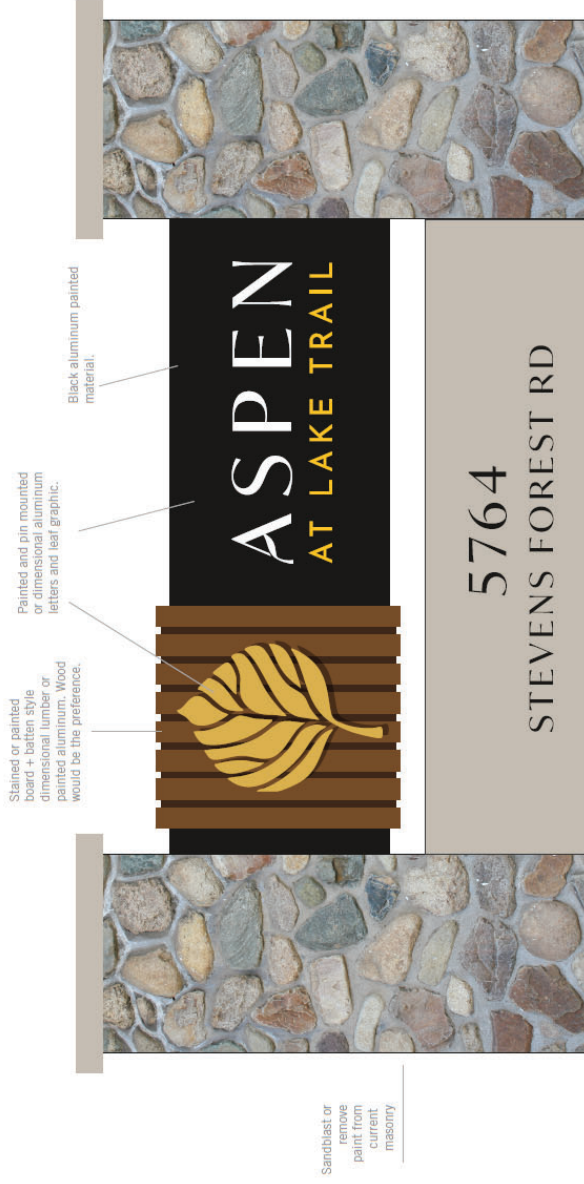
PROJECT SUMMARY

We are requesting approval to update the monument ID sign for Columbia Pointe as part of our community rebranding initiative.

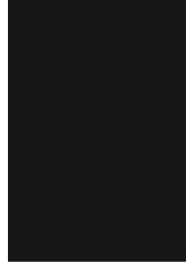
This revamp is strictly aesthetic and does not involve structural changes to the existing pillars or sign foundation.

Our visual update aims to reflect the renewed identity of our community and enhance curb appeal while preserving the original structure and integrity of the monument.

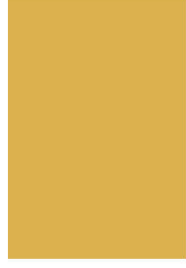
Aspen at Lake Trail Monument Sign: Design Notes



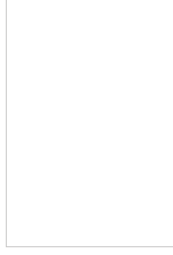
Keep concrete footer and add pin mounted painted aluminum letters for address.



MP BLACK BOX MP33758
RAL BLACK 9005
PMS NEUTRAL BLACK C
CMYK 82/72/66/80
HEX 191B1D



MP QUINCE 11841
RAL ADONIS ROSE YELLOW 085 80 60
PMS 142 C
CMYK 14/29/77/1
HEX D9AB28



MP CSC SIGNAL WHITE 9003
RAL 0/0/0/0
CMYK FFFFFF
HEX FFFFFF



MP BROWN BOMBER 13206
RAL TOPAZ CO BROWN 050 30 30
PMS 478 C
CMYK 38/72/82/40
HEX 6C3821

SCOPE OF WORK



01

Existing Structure

The current monument sign includes two permanent pillars that will remain unchanged in location, material, and structure. No alterations to lighting, landscaping, or electrical components are included in this request.

02

Proposed Change

We propose replacing the current sign panel that spans between the pillars with a new design that reflects our updated community branding. This includes:

- Updated typography and color scheme
- Revised community name or logo
- Modernized materials as specified in artwork)

ATTACHED SUPPORTING DOCUMENTS

- Artwork/mock-up of the proposed sign
- Dimensions of existing and proposed sign panel
- Materials and finish specifications
- Photo of current monument sign
- Rendering or overlay of proposed sign on current monument

INSTALLATION DETAILS

- The sign installation will be performed by a licensed and insured vendor (SIGNARAMA)
- Estimated timeline: All work to be completed the same day
- All work will be completed in compliance with local regulations and HOA guidelines.

Columbia Pointe

APARTMENT HOMES

5764 Stevens Forest Road, Columbia, MD 21045



**THANK
YOU!**

**WE LOOK FORWARD TO
YOUR REVIEW AND
APPROVAL.**

Pamela Marquez
Regional Sales and Marketing Supervisor
PMarquez@RossMgtServices.com





Oakland Mills Team Member Liaison

EXCITING WAYS WE ARE SERVING OUR COMMUNITY

Program Highlights:

- The start of December marks the initiation of a CA-wide campaign to ensure that all 23 outdoor pools are ready to open by Memorial Day weekend. While much of this responsibility lies with the Aquatics team, the teamwork required involves various departments and teams within CA, reflecting the collective dedication to providing a fun and safe summer for the Columbia community.
- More than 1550 swimmers have signed up for the Columbia Neighborhood Swim League (CNSL). From May 27 to May 30, practices were free for everyone to join, after which registration will be required to continue participating in the program. We anticipate nearly 2500 swimmers by the season's start.



Program Highlights:

- The Annual CA Points Celebration occurred at the SportsPark on May 22, attracting over 750 CA points family members despite the inclement weather. Participants enjoyed various activities, delicious food, and insights from several community partners.



Program Highlights:

- The Columbia Art Center is set to present its annual themed Umbrella Show during Lakefest, from June 20 to 22 at Lake Kittamaqundi. Sixty-two umbrellas, crafted by community members, will be displayed along the boardwalk by the Boat Dock. This year's theme is "Bringing UNITY to CommUNITY through the Sounds of Music." Festival-goers can vote for their favorite umbrellas, with awards being presented on June 22.
- The inaugural Midnight Mini Golf of the year was held on May 9th and proved to be a tremendous success. Both pre-sale tickets and at-the-door entries completely sold out. Despite the cool evening, attendees enjoyed games, food, music, and beverages.
- The Columbia Maryland Archives (CMA) will welcome its fourth annual group of Howard Community College (HCC) students for the CMA Summer Field School Program, which runs from June 9 to 24. During this two-and-a-half-week program, students will explore Columbia's history, archival research, public history, and curation by creating an exhibit from items in our archive. This exhibit will be displayed for a year on HCC's campus, and an online version will be available on the CMA website.

Construction Highlights:

- Capital Improvements have completed the replacement of the KC21 play area in Kings Contrivance off Cape Ann Drive, the WL03 play area in Wilde Lake at the Running Brook Neighborhood Center, and the basketball court in the Clarys Forest Loop of Hickory Ridge, as shown in the image below.
- Construction and Facilities have finished building a new patio and shade structure at Swansfield Pool, replacing the floor at Amherst House, and installing ADA-compliant bottle-filler drinking fountains at the Ice Rink.
- Renovations for Phase 4 of the Supreme Sports Club have started, focusing on upgrades to the ground-floor locker rooms and hallway improvements.

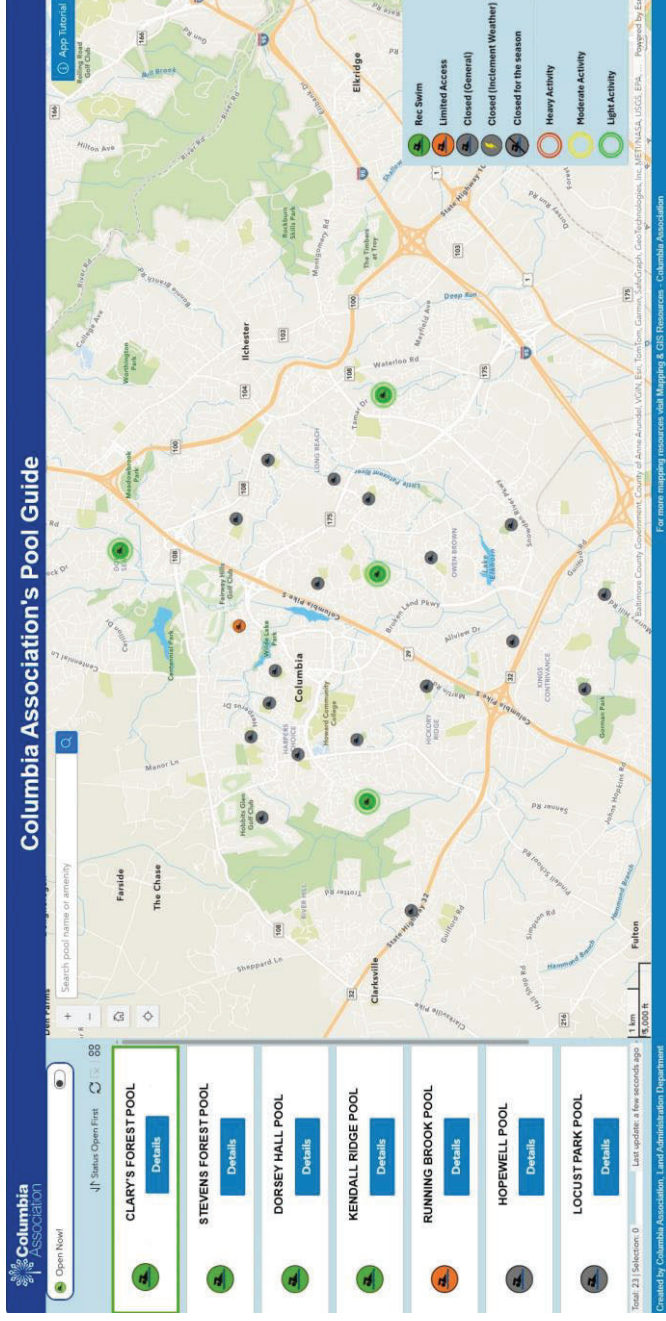


Construction Highlights:

- Open Space and Event Operations have been actively engaged in supporting partner events, village events, CA staff events, and the launch of Lakefront Live's summer programming.
- Work has commenced on pathway bridge replacements and pathway refurbishment throughout Columbia's Open Space.
- Sustainability organized the inaugural "Exploring Columbia on Foot" walk at Lake Kittamaquundi, which attracted over 50 participants.
- Community Operations completed one of their capital projects, making major upgrades to the Columbia Art Center, and is thrilled to welcome the team back to show them the improvements.

Organizational Highlights:

- CA's new Pool Guide has garnered over 3000 users since its launch earlier this month, reaching a peak of more than 500 views on May 31st alone!



CA Points of Pride:

- Community Operations celebrated the grand opening and ribbon-cutting ceremony for the first play area established under the new “Cluster Play Area Policy” at KC20 Wayover Way in Kings Contrivance. This initiative stems from a collaborative effort among CA staff, CA Board members, and involved community residents.



CA Points of Pride:

- CA was proud to launch the Lakefront Live summer programming with the Summer Kick-Off Block Party on May 31st. The event featured free kids' activities, food trucks, CA's first-ever beer garden, and a performance by Shamarr Allen, produced by Merriweather Arts and Culture Center (MACC).



CA Events:

< June 2025 >

🔍 🗓️ 📅

Categories Organizers Venues

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
Bring the Sketch of Community to Life: Columbia Art Center's Resilient History						
			6:00pm Teen & Middle School Advisory Committee Meeting (Middle School)	7:00pm Board Operations Committee Meeting	6:00pm Friday Night Try It: Handbuilding & Wheel Throwing - 2 7:00pm Dancin' Under the People Tree 8:30pm Moana 2 (PG)	8:30am Recycling Event 10:00am Family Fun Morning 4:00pm "Using Color, Light and Words to Tell Stories of Life" Gallery Closing Reception
8	9	10	11	12	13	14
	6:00pm Free Swim Lessons for Beginners 7:00pm Audit Committee Meeting		6:00pm Free Swim Lessons for Beginners 7:00pm World Languages Cafe		9:00pm Midnight Mini-Golf 6:00pm Middle School Take Over 7:00pm Dancin' Under the People Tree 8:30pm Mufasa: Lion King (PG)	10:00am Free Swim Lessons for Beginners 6:00pm KidSpace Movie Night 6:00pm Teen Summer Kickback
15	16	17	18	19	20	21
	5:00pm Teen & Middle School Advisory Committee Meeting (High School)	9:00am Blood Drive: American Red Cross 6:00pm Teen & Middle School Advisory Committee Meeting (Middle School)	10:00am Exploring Columbia on Foot: Lake Elkhorn 2:00pm Juneteenth at the Lakefront		5:00pm Lakefest with Columbia Festival of the Arts	9:00am Walk With a Doc 12:00pm Lakefest with Columbia Festival of the Arts 6:00pm KidSpace Movie Night Reception
22	23	24	25	26	27	28
11:00am Lakefest with Columbia Festival of the Arts	9:00am Fit & Fun Day at Athletic Club	9:00am Fit & Fun Day at Supreme Sports Club 7:00pm World Languages Cafe	9:00am Fit & Fun Day at Columbia Gym	9:00am Fit & Fun Day at Columbia Gym 7:00pm CA Board of Directors Meeting	9:00am Fit & Fun Day at Supreme Sports Club 7:00pm Dancin' Under the People Tree 8:30pm Princess Bride (PG)	6:00pm KidSpace Movie Night 7:30pm Sagamore Band
29	30					
	9:00am Fit & Fun Day at Athletic Club					

Oakland
Mills

CA Events:

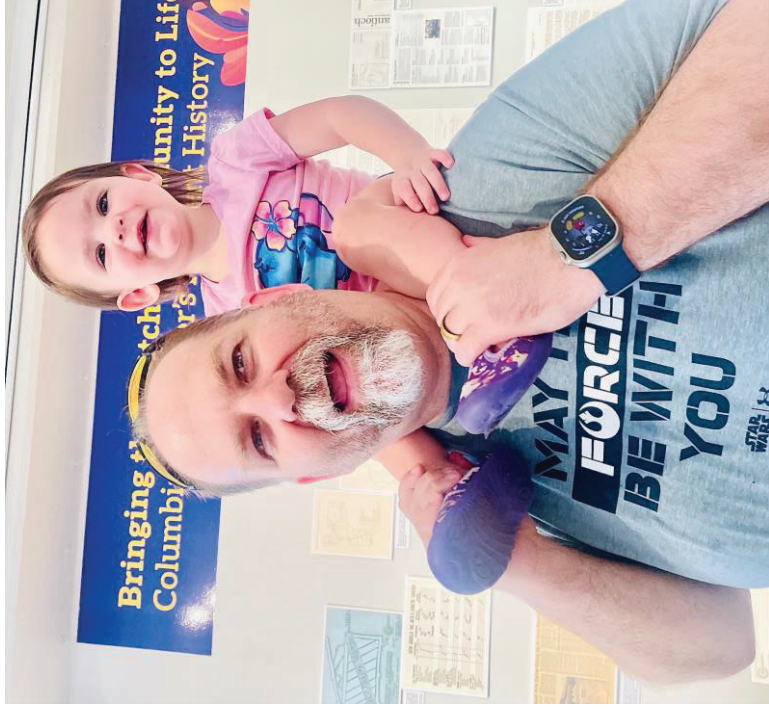
PRESENTED BY **CA**

LakeFront Live

4th OF JULY CELEBRATION

LIVE MUSIC
FIREWORKS

Carrie Anne:



**Oakland
Mills**

Questions?:





OAKLAND MILLS COMMUNITY ASSOCIATION

FINANCIAL STATEMENTS
FY25 QUARTER 4

APPROVALS:

Chairperson _____ Date _____
Jonathan Edelson

Village Manager _____ Date _____
Brigitta Warren

PREPARED BY:

 _____ Date 6/1/2025
Deborah L. Herman, CPA

**Oakland Mills Community Association
The Other Barn
5851 Robert Oliver Place
Columbia, MD 21045**

June 10, 2025

TO: Jackie Tuma, CPA, CFE, CA Director of Audit and Advisory Services Auditor
Hunter Kraus, Senior Auditor, Office of Audit and Advisory Services
Shawn MacInnes, CA President/CEO

FROM: Brigitta Warren, Village Manager, Oakland Mills Community Association

SUBJ: FY25, 4th Quarter Financial Variance Memo

Revenue:

1. **CA Annual Charge Share:** Excess Cash Reserve returned to CA.
2. **Lease and Rental:** Rental revenue was more than budgeted. Retained more security deposits than budgeted.
4. **Interest:** Interest rate increases were not budgeted.

Expenses:

10. **Janitorial Wages:** Set up and Breakdown costs were overbudgeted.
12. **Payroll Benefits:** Per Management Contract, staff member added benefits after enrollment date so Oakland Mills covers employer benefit costs for sixth months.
15. **Fees:** Oakland Mills has not accrued any legal fees as of close of 4th Quarter FY25.
17. **Business Expenses:** Pricing for items for staff events has increased significantly.
19. **Advertising:** Alternative advertising for The Other Barn has been less expensive than anticipated.
21. **Other Printing:** Oakland Mills did not hold an election this year and did not need to send out a newsletter.
22. **Donations/Contributions:** Oakland Mills gave out additional donations at the end of FY25.
24. **Taxes:** Due to billing schedule taxes are under budget.
26. **Repairs and Maintenance:** Unexpected repairs due to renter misuse. Painting of kitchen and kitchen stairs area.
27. **Furniture and Fixtures:** Purchased 3 necessary replacement laptops.
28. **Depreciation:** Amount budgeted for depreciation was overestimated.

Village: OAKLAND MILLS
 Fiscal Year: FY25
 Quarter: 4
 Date Prepared: 22-May-25

Input Cell

SCHEDULE A

BEGINNING CASH

1 Cash and Investments 318,408

SOURCES OF FUNDS

2 Bank Loans & Other Loans during period (Increases Only)
 a) Loan #1 0
 b) Loan #2 0
 c) Subtotal - Bank Loans & Other Income 0

3 Total Revenue - Year-to-Date 591,785

4 Proceeds from Sale of Capital 0

5 Subtotal - Funds from all Sources (lines 1 + 2c + 3 + 4) 910,193

USES OF FUNDS

6 Total Expenses - Year-to-Date 576,507

7 Capital Expenditures Made During Period not Included in Line 6 above 5,948

8 Subtotal - all disbursements (Lines 6 + 7) 582,455

9 Less Depreciation & Other Non-cash Charges Recorded in Line 6 Above 6,434

10 Disbursements Less Depreciation (Line 8 less Line 9) 576,021

11 Subtotal - (Line 5 minus Line 10) 334,172

OTHER CHANGES

12 Other Current Assets - (Increases)/Decreases between 4/30 of current year and 4/30 of prior year 4,184

13 Short-term Liabilities - Increases/(Decreases) between 4/30 of current year and 4/30 of prior year (90,590)

14 Subtotal of changes in current assets and liabilities (Lines 12 + 13) (86,406)

ENDING CASH

15 Cash and Investments 247,766

Village: OAKLAND MILLS
Fiscal Year: FY25
Quarter: 4
Date Prepared: 22-May-25

SCHEDULE TO COMPUTE CASH RESERVES LIMITATION

1)	Fiscal Year Expenses (exclusive of Depreciation)		<u>570,073</u>
2)	Percentage Calculation *	x	<u>0.20</u>
3)	Operating Reserve		<u><u>114,015</u></u>
4)	Village Association Cash and Investment Accounts:		<u>247,766</u>
5)	Adjustments		
	Accounts Payable	(+)	<u>11,148</u>
	Security Deposits	(+)	<u>19,490</u>
	Sales Tax	(+)	<u>0</u>
	Deferred Revenue - CA	(+)	<u>0</u>
	Deferred Revenue - Other	(+)	<u>34,503</u>
	Accrued Liabilites - Payroll	(+)	<u>11,866</u>
	Accrued Liabilites - Other	(+)	<u>18,419</u>
	Accounts Receivable	(--)	<u>(1,240)</u>
	Prepaid Expenses	(--)	<u>0</u>
	Returned Village Contingency Funds	(+)	<u>30,364</u>
	Total Adjustments		<u>124,550</u>
6)	Reserve Account (line 4 minus line 5)		<u><u>123,216</u></u>
7)	Excess Cash Reserves (line 6 minus line 3)		9,201
8)	Audit fee allowance **		7,333
9)	Unspent CARES Act grants and tax credits		0
10)	Remittance amounts (Line 7 minus line 8)		<u><u>1,868</u></u>

* Cash reserves held by each Community Association at the end of the fiscal year should be no more than 20% of the total expenses of the village for that year exclusive of depreciation and capital expenditures.

** Enter 1/3 of anticipated audit fee in Year 1; 2/3 of anticipated audit fee in Year 2; and \$0 in Year 3 (the year the audit is conducted).

Input cells

Village: OAKLAND MILLS
 Fiscal Year: FY25
 Quarter: 4
 Date Prepared: 22-May-25

**STATEMENTS OF FINANCIAL POSITION
 May 1 - April 30**

	FY25	FY24	Variance
ASSETS			
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	164,893	147,619	17,274
Cash (Savings Accounts)	60,707	149,312	(88,605)
Short term investments	22,066	21,378	688
Total Cash and Investments	247,766	318,408	(70,642)
Accounts Receivable	1,240	5,424	(4,184)
Loan Receivable	0	0	0
Prepaid Expenses	0	0	0
Inventory	0	0	0
Other Current Assets	1,240	5,424	(4,184)
Furniture, Fixtures and Leasehold Improvements	137,289	131,341	5,948
Accumulated Depreciation	(124,492)	(118,058)	(6,434)
Net Furniture and Fixtures	12,797	13,283	(486)
TOTAL ASSETS	261,803	337,115	(75,312)
LIABILITIES AND NET ASSETS			
Accounts Payable	11,148	2,671	8,477
Amount Payable to CA for excess cash reserves	1,868	0	1,868
Security Deposits	19,490	24,340	(4,850)
Sales Tax	0	0	0
Deferred Revenue - CA	0	92,635	(92,635)
Deferred Revenue - Other	34,503	41,565	(7,062)
Accrued Liabilities - Payroll	11,866	9,596	2,271
Accrued Liabilities - Other	18,419	17,078	1,342
Long Term Debt Due Within 1 Year	0	0	0
Subtotal - Short Term Liabilities	97,294	187,884	(90,590)
Long Term Debt Due After 1 Year	0	0	0
Unrestricted Net Assets:			
Beginning of year	149,231	163,816	(14,585)
Increase/(Decrease) in Unrestricted Net Assets for Year	15,278	(14,585)	29,863
Net Assets - Year-to-Date	164,509	149,231	15,278
TOTAL LIABILITIES & NET ASSETS	261,803	337,115	(75,312)

Village: OAKLAND MILLS
 Fiscal Year: FY25
 Quarter: 4
 Date Prepared: 22-May-25

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - April 30

	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>		<u>YTD Prior Year</u>
REVENUES						
1 CA Annual Charge Share	90,767	368,672	370,539	(1,867)	Requires Comment	355,573
2 Lease & Rental	22,511	201,010	154,000	47,010	Requires Comment	128,056
3 Tuition & Enrollment	0	0	0	0		0
4 Interest	160	775	20	755	Requires Comment	598
5 Special Events	2,579	21,209	20,000	1,209		27,902
6 Fees	0	0	50	(50)		0
7 Miscellaneous	0	120	400	(280)		557
8 Gain/loss on Disposal of Asset	0	0	0	0		0
Total Revenue	<u>116,016</u>	<u>591,785</u>	<u>545,009</u>	<u>46,776</u>		<u>512,685</u>
EXPENSES						
9 Staff Salaries	75,106	312,029	307,000	5,029		278,449
10 Janitorial Wages	0	1,076	4,000	(2,924)	Requires Comment	0
11 Contract Labor	1,208	7,317	7,500	(184)		10,053
12 Payroll Benefits	12,939	44,014	30,000	14,014	Requires Comment	29,523
13 Payroll Taxes	6,956	26,380	24,000	2,380		23,517
14 Janitorial Expense	10,671	41,661	41,750	(89)		35,771
15 Fees	6,176	18,571	28,000	(9,429)	Requires Comment	19,700
16 Operating Expenses	2,240	7,986	7,700	286		5,113
17 Business Expenses	358	3,728	2,300	1,428	Requires Comment	1,132
18 Insurance	0	11,678	11,000	678		7,640
19 Advertising	133	1,433	5,000	(3,567)	Requires Comment	9,360
20 Newsletter	0	0	0	0		0
21 Other Printing	0	0	6,000	(6,000)	Requires Comment	575
22 Donations/Contributions	5,000	10,000	5,000	5,000	Requires Comment	5,000
23 Special Events	2,296	24,537	25,000	(463)		28,569
24 Taxes	0	(791)	1,000	(1,791)	Requires Comment	(235)
25 Utilities	12,614	40,203	40,000	203		42,171
26 Repairs & Maintenance	4,124	16,952	13,000	3,952	Requires Comment	20,744
27 Furniture & Fixtures	2,023	3,300	2,000	1,300	Requires Comment	3,352
28 Total Expenses Before Depreciation	<u>141,843</u>	<u>570,073</u>	<u>560,250</u>	<u>9,823</u>		<u>520,434</u>
29 Depreciation	<u>(253)</u>	<u>6,434</u>	<u>8,900</u>	<u>(2,466)</u>	Requires Comment	<u>6,836</u>
30 Total Expenses	<u>141,590</u>	<u>576,507</u>	<u>569,150</u>	<u>7,357</u>		<u>527,270</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>(25,574)</u>	<u>15,278</u>	<u>(24,141)</u>	<u>39,419</u>		<u>(14,585)</u>

Input cells

Village: OAKLAND MILLS
 Fiscal Year: FY25
 Quarter: 4
 Date Prepared: 22-May-25

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - April 30

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Annual Charge Share	90,767	368,672	370,539	(1,867)	355,573
A. CA Base Annual Charge Share	87,205	348,820	348,818	2	336,456
B. CA Medical Reimbursement	5,061	20,244	20,245	(1)	17,459
C. Other CA Reimbursement	369	1,476	1,476	0	1,658
D. Payment to CA for excess cash reserves	(1,868)	(1,868)	0	(1,868)	0
2 Lease & Rental	22,511	201,010	154,000	47,010	128,056
A. Room Rentals	21,461	179,380	125,000	54,380	100,540
B. Leases	0	15,755	28,000	(12,245)	21,871
C. Retained Deposits	1,050	5,875	1,000	4,875	5,645
3 Tuition & Enrollment	0	0	0	0	0
A. Classes	0	0	0	0	0
B. Camps	0	0	0	0	0
C. Other	0	0	0	0	0
4 Interest	160	775	20	755	598
5 Special Events	2,579	21,209	20,000	1,209	27,902
6 Fees	0	0	50	(50)	0
A. Copier	0	0	0	0	0
B. Late Fees	0	0	0	0	0
C. Postage	0	0	0	0	0
D. Notary	0	0	0	0	0
E. Other	0	0	50	(50)	0
7 Miscellaneous	0	120	400	(280)	557
A. Sales	0	120	400	(280)	390
B. Newsletter Ads	0	0	0	0	0
C. Catering/Food Service	0	0	0	0	0
D. Other	0	0	0	0	168
8 Gain/loss on Disposal of Asset	0	0	0	0	0
Total Income	116,016	591,785	545,009	46,776	512,685

Village: OAKLAND MILLS
 Fiscal Year: FY25
 Quarter: 4

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - April 30

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
EXPENSES					
9 Staff Salaries	75,106	312,029	307,000	5,029	278,449
10 Janitorial Wages	0	1,076	4,000	(2,924)	0
11 Contract Labor	1,208	7,317	7,500	(184)	10,053
12 Payroll Benefits	12,939	44,014	30,000	14,014	29,523
13 Payroll Taxes	6,956	26,380	24,000	2,380	23,517
14 Janitorial Expense	10,671	41,661	41,750	(89)	35,771
A. Cleaning Service	5,325	24,922	25,000	(79)	25,535
B. Setup & Breakdown	2,000	11,058	14,000	(2,942)	8,153
C. Floors, Carpets and Windows	25	461	250	211	248
D. Supplies	3,322	5,221	2,500	2,721	1,835
15 Fees	6,176	18,571	28,000	(9,429)	19,700
A. Accounting	975	3,870	5,000	(1,130)	3,690
B. Legal	0	0	10,000	(10,000)	2,943
C. Performance	0	0	0	0	0
D. Audit	0	0	0	0	0
E. Web	3,441	5,749	3,000	2,749	3,702
F. Other	1,760	8,952	10,000	(1,048)	9,365
16 Operating Expenses	2,240	7,986	7,700	286	5,113
A. Office Supplies	1,204	3,118	2,000	1,118	162
B. Program Supplies	88	225	500	(275)	2,240
C. Cost of Goods Sold	0	0	100	(100)	200
D. Postage	73	274	2,800	(2,526)	648
E. Staff Development	0	55	150	(95)	159
F. Catering/Food Service	0	0	150	(150)	0
G. Other	876	4,315	2,000	2,315	1,704
17 Business Expenses	358	3,728	2,300	1,428	1,132
A. Mileage	148	323	600	(277)	532
B. Food (Business Meals)	209	2,613	1,500	1,113	512
C. Other	0	791	200	591	88
18 Insurance	0	11,678	11,000	678	7,640
19 Advertising	133	1,433	5,000	(3,567)	9,360
20 Newsletter	0	0	0	0	0
21 Other Printing	0	0	6,000	(6,000)	575
22 Donations/Contributions	5,000	10,000	5,000	5,000	5,000
23 Special Events	2,296	24,537	25,000	(463)	28,569
24 Taxes	0	(791)	1,000	(1,791)	(235)
25 Utilities	12,614	40,203	40,000	203	42,171
A. Gas & Electric	10,650	30,886	32,000	(1,114)	33,599
B. Water & Sewer	397	2,223	2,200	23	2,413
C. Telephone	1,566	7,093	5,800	1,293	6,159
26 Repairs & Maintenance	4,124	16,952	13,000	3,952	20,744
A. Building	3,437	14,704	10,000	4,704	16,510
B. Equipment	673	2,233	3,000	(767)	4,234
C. Rental	15	15	0	15	0
D. Vandalism	0	0	0	0	0
E. Other	0	0	0	0	0
27 Furniture, Fixtures and Equipment	2,023	3,300	2,000	1,300	3,352
28 Total Expenses Before Depreciation	141,843	570,073	560,250	9,823	520,434
29 Depreciation	(253)	6,434	8,900	(2,466)	6,836
30 Total Expenses	141,590	576,507	569,150	7,357	527,270
Increase/(Decrease) in Unrestricted Net Assets	(25,574)	15,278	(24,141)	39,419	(14,585)

Village: Oakland Mills

Fiscal Year: 2026

Date Prepared: 1-Mar-25

BOARD APPROVED OPERATING BUDGET - DRAFT

Budget 2026	Budget FY25	Estimate FY25	Budget Variance		Current Year Est vs. Next Year Budget	
			FY25 \$	2026 %	\$	%

REVENUES

1 CA Annual Charge Share Grant	387,751	370,539	371,271	17,212	5%	16,480	4%
A. CA Base Annual Charge Share	359,282	348,818	348,818				
B. CA Medical Reimbursement	26,971	20,245	20,245				
C. Other CA Reimbursement	1,497	1,476	2,208				
D. Payment to CA for excess cash	0	0	0				
2 Lease & Rental	174,600	154,000	175,803	(19,200)	-10%	(1,203)	-1%
A. Room Rentals	141,000	125,000	141,903				
B. Leases	29,100	28,000	28,900				
C. Retained Deposits	4,500	1,000	5,000				
3 Tuition & Enrollment	0	0	0	0	#DIV/0!	0	#DIV/0!
A. Classes	0	0	0				
B. Camps	0	0	0				
C. Other	0	0	0				
4 Interest	800	20	820	800	#DIV/0!	(20)	-2%
5 Special Events	30,000	20,000	24,800	10,000	50%	5,200	21%
6 Fees	0	50	0	(50)	-100%	0	#DIV/0!
A. Copier	0	0	0				
B. Late Fees	0	0	0				
C. Postage	0	0	0				
D. Notary	0	0	0				
E. Other	0	50	0				
7 Miscellaneous	125	400	120	(25)	-17%	5	4%
A. Sales	125	400	120				
B. Newsletter Ads	0	0	0				
C. Catering/Food Service	0	0	0				
D. Other	0	0	0				
8 Gain/loss on Disposal of Asset	0	0	0	0	#DIV/0!	0	#DIV/0!
Total Income	593,276	545,009	572,814	8,737	1%	20,462	4%

Check (Next year income minus current year income minus total variance)... sh

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Village: Oakland Mills

Fiscal Year: 2026

BOARD APPROVED OPERATING BUDGET - DRAFT

Budget 2026	Budget FY25	Estimate FY25	Budget Variance		Current Year Est vs. Next Year Budget	
			FY25 \$	2026 %	\$	%

EXPENSES

9 Staff Salaries	317,000	307,000	315,896	10,000	3%	1,104	0%
10 Janitorial Wages	1,500	4,000	1,435	(500)	-25%	65	5%
11 Contract Labor	8,000	7,500	8,143	500	7%	(143)	-2%
12 Payroll Benefits	41,000	30,000	41,433	11,000	37%	(433)	-1%
13 Payroll Taxes	26,000	24,000	25,897	2,000	8%	103	0%
14 Janitorial Expense	41,380	41,750	41,317	(370)	-1%	63	0%
A. Cleaning Service	27,000	25,000	26,129				
B. Setup & Breakdown	11,000	14,000	12,077				
C. Floors, Carpets and Windows	580	250	580				
D. Supplies	2,800	2,500	2,531				
15 Fees	34,100	28,000	16,525	6,100	22%	17,575	106%
A. Accounting	4,500	5,000	3,860				
B. Legal	5,000	10,000	0				
C. Performance	0	0	0				
D. Audit	11,000	0	0				
E. Web	3,000	3,000	3,076				
F. Payroll	3,600	NA	NA				
G. Other	7,000	10,000	9,589				
16 Operating Expenses	9,100	7,700	7,725	1,400	18%	1,375	18%
A. Office Supplies	2,600	2,000	2,551				
B. Program Supplies	500	500	190				
C. Cost of Sales (e.g. HOA docu	100	100	0				
D. Postage	1,000	2,800	265				
E. Staff Development	200	150	74				
F. Catering/Food Service	200	150	0				
G. Other	4,500	2,000	4,645				
17 Business Expenses	3,750	2,300	3,838	1,450	63%	(88)	-2%
A. Mileage	250	600	233				
B. Food (Business Meals)	2,500	1,500	2,800				
C. Other	1,000	200	805				
18 Insurance	16,000	11,000	15,570	5,000	45%	430	3%
19 Advertising	2,000	5,000	1,733	(3,000)	-60%	267	15%
20 Newsletter	0	0	0	0	#DIV/0!	0	#DIV/0!
21 Other Printing	2,000	6,000	0	(4,000)	-67%	2,000	#DIV/0!
22 Donations/Contributions	5,000	5,000	5,000	0	0%	0	0%
23 Special Events	26,000	25,000	25,000	1,000	4%	1,000	4%
24 Taxes	1,000	1,000	600	0	0%	400	67%
25 Utilities	38,000	40,000	36,803	(2,000)	-5%	1,197	3%
A. Gas & Electric	28,000	32,000	27,000				

B. Water & Sewer	2,500	2,200	2,434				
C. Telephone	7,500	5,800	7,369				
26 Repairs & Maintenance	13,000	13,000	16,201	0	0%	(3,201)	-20%
A. Building	11,000	10,000	14,118				
B. Equipment	2,000	3,000	2,083				
C. Rental	0	0	0				
D. Vandalism	0	0	0				
E. Other	0	0	0				
27 Furniture, Fixtures and Equipment	2,000	2,000	1,704	0	0%	296	17%
28 Total Expenses Before Depreciation	586,830	560,250	564,820	28,580	5%	22,010	4%
29 Depreciation	6,000	8,900	6,836	(2,900)	-33%	(836)	-12%
30 Total Expenses	592,830	569,150	571,656	25,680	5%	21,174	4%
Increase/(Decrease) in Unrestricted Net Assets	446	(24,141)	1,158	(16,943)	-97%	(712)	-62%

Check (Next year expenses minus current year expenses minus total variance).. 0 0

Manager's Report
Oakland Mills Community Association
June 10, 2025

FY25 4th Quarter Financials

- Review and Vote.

Event Update:

- Jazz in the Mills featuring vibraphonist Warren Wolf will be held on Sunday, June 22nd. Tickets are available online and at The Other Barn.
- Our Welcome Summer event will take place on Thursday, June 25th at 6 pm in the Courtyard. We will have a hot dog food truck and a gelato truck, MK Trio (an up-and-coming jazz trio) will be performing, and more activities in the Courtyard. This event will be held rain or shine.

Oakland Mills Village Center

- The Oakland Mills Farmers Market came back on May 11, 2025, and will be open from 9am to 1pm through November.

Rentals:

- We are currently booked every Saturday through November along with many Fridays and Sundays.

Facility and Rental Coordinator Position

- Ashleigh's last day is Friday, June 13th. We will be meeting all week for her to catch me up as I will be filling in until the position is filled.
- I have received a few cover letters and resumes for the position. I will be reaching out to schedule interviews and hope to have the position filled by the end of the month.

Staff/Board Picnic

- If you have not already, please RSVP by June 13th as to whether you are able to make the picnic at the link that was sent. The picnic will be held on Sunday, June 29th.

Board Training

- The Oakland Mills Board Training will take place on Tuesday, June 24th, during the regular Board meeting time. Residents will be able to listen if they would like, but the training is specifically for the OMCA Board.

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

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

DATE: June 10, 2025
TIME: 8:10 pm

MOTION BY: B:11

SECONDED BY: Andrew

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:

Remove flag on annual charge account.

TIME CLOSED SESSION BEGAN: 8:11 pm

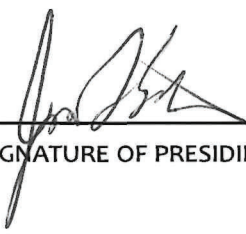
TIME CLOSED SESSION ENDED: 8:41 pm

PERSONS PRESENT DURING CLOSED SESSION:

Edebon, McCormick, Fried, Pettibord-Thomas, Pierce, Warren,
Carpenter

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

Vote to remove flag from an annual charge account.



SIGNATURE OF PRESIDING OFFICER