



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

April 14, 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, Board Chair; Bill McCormack Jr. (arrived 7:11 p.m.), 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: Election Monitor Committee Co-chair Ginny Thomas; Election Monitor Committee member Charlotte Cook, Election Monitor Committee Member Louis Barber; OMI Green Team member Hans Plugg; 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 24, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. Edelson** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the April 14, 2026 Board Meeting agenda (ATTACHMENT B). **Ms. Pettiford-Thomas** seconded, and the motion passed (4-0-0).

New Business

Donation Requests

Ms. Warren shared the April 2026 OMCA Donation Requests (ATTACHMENT C). \$5000 was available for donations. The subject would be brought back as Old Business at the 4/28 Board meeting.

OMCA Employee Handbook

Ms. Warren shared the draft OMCA Employee Handbook. HR Strategies helped update the Handbook. **Mr. Fried** motioned to waive OMCA policy on voting on New Business items. **Mr. McCormack** seconded, and the motion passed (5-0-0). **Mr. McCormack** motioned to accept the draft OMCA Employee Handbook. **Mr. Fried** seconded, and the motion passed (5-0-0).

Old Business

Appoint 2026-27 OMCA Board Members

Election Monitor Committee Co-chair Ginny Thomas presented the names of the 2026-27 Board members and Columbia Council Representative, based on the non-contested 2026 OMCA Elections (ATTACHMENT D). **Mr. McCormack** motioned to accept the 2026 OMCA election results and appoint Jonathan Edelson, Andrew Fried, Paulette Pettiford-Thomas, Dr. Daniel Pierce, and Bill McCormack Jr.

as members of the 2026-27 Oakland Mills Community Association Board of Directors and Karin Emery as 2026-27 OMCA Columbia Council Representative. **Mr. Fried** seconded, and the motion passed (5-0-0).

New Town Zoning Recommendations

Mr. McCormack shared the New Town Task Force Preliminary Recommendations (ATTACHMENT E). **Mr. McCormack** said he intended to send a letter stating OMCA's stance on each recommendation. The Board reviewed all 28 recommendations. The Board agreed it would oppose anything that would negatively affect the villages' part in the zoning process. **Mr. McCormack** would draft the letter based on the Board's feedback on the recommendations and send the letter to the Board for review and consensus. Once finalized, the letter would be sent to all members of the New Town Task Force.

OMCA FY27 Draft Budget

Ms. Warren presented the OMCA FY27 Draft Budget (ATTACHMENT F). **Mr. Fried** motioned to adopt the OMCA FY27 Budget. **Dr. Pierce** seconded, and the motion passed (4-0-0). (Ms. Pettiford-Thomas was having technical difficulties at the time of the vote.)

CCR Report

Ms. Emery reported that CA staff had shared a finance presentation with the CA Board at its last meeting. The report indicated that CA's finances were healthy and that it was credit-worthy. Staff also shared that expenses were expected to skyrocket in the next couple of years and recommended raising the cap and annual assessment. **Ms. Emery** said she would continue following the issue and report back to the Board.

Village Manager Report

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

Mr. McCormack motioned to go into closed session at 8:55 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation (ATTACHMENT H). **Mr. Fried** seconded, and the motion passed (5-0-0).

The Board came out of closed session at 9:46 p.m. **Mr. Edelson** announced that the Board had discussed a potential legal matter and would monitor to determine whether it would need to consider action.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:47 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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 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, April 14, 2026 (Revised 4/13/26)

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

One tap mobile

+13017158592,,82741864553# US (Washington DC)

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 24, 2026 Board Meeting • Approve Agenda for April 14, 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"> • Review Donation Requests, Discussion (15 min) • OMCA Employee Handbook, Discussion (20 min) | Brigitta Warren, Village Manager |
| 7:50 p.m. | <p>OLD BUSINESS</p> <ul style="list-style-type: none"> • Appoint 2026-2027 Board Members, Vote (10 min) | Ginny Thomas, EMC Chair |

- **April 8th NT Zoning Recommendation Presentation**, Discussion (15 min)
- **OMCA FY27 Draft Budget**, Discussion, Vote (20 min)

8:35 p.m. **Board Chair Report** (10 min) Jonathan Edelson, Chair

8:45 p.m. **Village Manager Report** (10 min)
Operations Update Brigitta Warren, Village Manager

8:55 p.m. **Board Bulletin Board**

9:00 p.m. **Adjourn**

Board Closed Session

Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.

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 2nd, 9am to 1pm

Jazz in the Mills Presents Benjie Porecki Sunday, June 14th, 5pm to 7:30pm

	Donation Requests October 2025	Donations Approved 10/28/25-FY26	Donation Requests April 2026	Submitted New Letter				
Anti-Racist Education Alliance, Inc.	\$5,000.00	\$200.00	\$4,800.00					
Columbia Housing Center			\$450.00	3/25/2026				
Howard County Community College	\$500.00	\$500.00						
Luminus Network	\$1,500.00	\$500.00	\$1,000.00					
OMHS	\$1,500.00	\$800.00	\$700.00					
OMHS Fine Arts Boosters	\$10,000.00	\$500.00	\$9,500.00					
OMHS Howard County Conservancy Youth Climate Institute	\$200.00	\$200.00						
Oakland Mills Interfaith, Inc.			\$700.00	4/1/2026				
OMMS			\$1,000.00	4/3/2026				
OMMS PTSA	\$2,500.00	\$600.00	\$1,500.00	3/17/2026				
Stevens Forest PTA	\$1,100.00	\$500.00	\$600.00					
The Village in Howard	\$1,000.00	\$200.00	\$800.00					
THES PTA	\$1,000.00	\$500.00	\$500.00					
TSES PTA	\$800.00	\$500.00	\$300.00					
Total	\$25,100.00	\$5,000.00	\$21,850.00					

Donation Requests Received
2025_2026 OMCA Fiscal Year (May 25-April 26)
Second Round of Donations

ORGANIZATION NAME	AMOUNT
Anti-Racist Education Alliance, Inc	\$4800
Columbia Housing Center	\$ 450
Luminus Network	\$1000
Oakland Mills High School	\$ 700
OMHS Fine Arts Boosters	\$9500
Oakland Mills Interfaith, Inc.	\$ 700
OMMS	\$1000
OMMS PTSA	\$1500
SFES PTA	\$ 600
The Village in Howard	\$ 800
THES PTA	\$ 500
TSES PTA	\$ 300
Request Total:	\$21,850

Summary of requests, detail in attached donation requests from organizations:

ANTI-RACIST EDUCATION ALLIANCE, INC. – \$4800 - The Anti-Racist Education Alliance, Inc. will be partnering with Gardyn-Doulah, LLC to design and implement a mindfulness community garden behind Stevens Forest Elementary School. The money requested will be used for “seed” money to purchase the materials and labor needed to start the garden. Our projected completion date is summer 2026.

COLUMBIA HOUSING CENTER - \$450 - Offset the cost of the ColumbiaLiving.org site. The donation will help us to continue to improve the site’s content, expand its reach, and ensure it remains a high-quality, trusted resource that reflects the full story of Columbia and its villages.

LUMINUS NETWORK – \$1000 - In recognition of the dire needs of the immigrant communities in Oakland Mills. Every dollar you give to Luminus Network, Inc. makes a real difference in real people’s lives. Funds contributed will continue to underwrite our work in Oakland Mills.

OAKLAND MILLS HIGH SCHOOL - \$700 - At Oakland Mills High School, we want to support our students’ success while they’re in our classroom and when they are on their own.

Since losing HCPSS-provided planners, we have encouraged students to use their phones to organize their assignments and homework. Phones are now prohibited during instructional hours of 7:50am-2:35pm, so we are down two different means of organizing tasks. **\$1,400** is needed to cover the bulk rate cost of the planners (\$1.25 each) for students.

Additionally, we have dozens of bulletin boards throughout the school building that communicate events and deadlines, as well as scholarship opportunities or fun “break break” information. We need **\$100** to buy bulletin board supplies.

OAKLAND MILLS HS FINE ARTS BOOSTERS - \$9500 – Request to be used for a variety of things, including travel expense for events like String-a-Palooza, Adjudication and Assessments, etc., uniforms, sets and costumes for theater productions, instruments, publications, training visits from Master Clinicians, etc. This year, FAB is raising money to support significant improvements to our outdated sound system. A donation of \$10,000 would go far in helping our performing arts students excel, but any amount you are able to donate to FAB would be greatly appreciated and could make all the difference in the high school experience for our talented performing artists.

OAKLAND MILLS INTERFAITH, INC. - \$700 request to help fund an Eagle Scout Project to replace the existing fence with an 18-inch-high fence sturdy enough to withstand most everybody but the most determined middle schooler. The Eagle project budget already exceeds \$ 1000 dollars (and he needs to add things to his draft proposal). The Eagle Scout candidate is responsible for raising all funds needed to complete the project. The Eagle Scout, Yohaam Vijay, is from Troop 361 which meets at First Presbyterian (Rts 108 and 29) ie bordering OM. His proposal (attached) is very detailed although supplies lack a few (expensive) details including joist tape and structural screws. We are hoping to get this project done between Memorial Day and July 4.

OAKLAND MILLS MIDDLE SCHOOL - \$1000 - Requests a grant to assist with expenses and supplies for our end-of-year activities. We need your assistance with funding to cover the cost of these activities and also supplies. Each grade team will host an individual field day and awards ceremony. Furthermore, our planning and coordination for the field days are more complex this year due to ongoing construction on site, which has limited our open space and field availability. Adapting to this challenge has added to our overall cost. Team activities will include crafts, indoor and outdoor games, tie-dye stations, snacks, ice cream, and popsicles. We estimate these funds will cover the majority of our supply needs, including our estimated \$400 for game and craft materials, \$700 for frozen ice, popsicles, snacks, and water for all three grade levels, and \$300 for awards and miscellaneous field day supplies. The remaining will be covered by a small school budget and support from the PTSA.

OAKLAND MILLS MS PTSA - \$1500 We are humbly requesting that OMCA grant \$1,500 to the OMMS PTSA to support scholarships and cost reductions for our students in 6th, 7th and 8th grade. With this grant, we envision supporting field trips, specifically:

- 8th grade cruise bus parking costs;
- a trip to the Medieval Times experience in Arundel Mills to support the Geography curriculum (we specifically need \$1000 to ensure all students can attend this trip);
- Music in the Parks at Hershey Park (a very expensive trip, but one where OMMS always has a spectacular performance and won first place in ALL categories last year); and
- a trip to the Shakespeare theater to support the English/Language Arts curriculum.

STEVENS FOREST ELEMENTARY SCHOOL PTA - \$600 request to support our community-wide enrichment programs and events at our school. These PTA-sponsored programs include: our annual **STEAM Night** and fall and spring **Art Nights**, among other events that we host during the school year.

THE VILLAGE IN HOWARD - \$800 – The Association of Community Services has selected TVIH to participate in its first Capacity Building Cohort project. As part of TVIH capacity-building efforts, we need to adopt a paid volunteer coordination effort.

THUNDER HILL ELEMENTARY SCHOOL PTA – \$500 - The purchase of indoor recess and STEM activities for children in all grades.

TALBOTT SPRINGS ELEMENTARY SCHOOL PTA - \$300 - Winter Eagle Shop—is something we're especially excited to bring back after a successful debut last year. The Winter Eagle Shop is tentatively scheduled for Thursday, December 11th. Last year's event included a low-cost family dinner, a free winter craft activity, and a "holiday mart" where students could purchase small gifts for loved ones. It was a joyful evening that allowed families to connect, relax, and celebrate together without the stress of preparing dinner or spending too much. For many of our students, it was a meaningful opportunity to participate in holiday traditions in an inclusive and supportive environment.



New Town Task Force *Preliminary Recommendations*

The New Town Task Force (NTTF) began meeting in June 2025, initiating a multi-phase process to evaluate Section 125.0, New Town (NT) District, of the zoning code. Between September and December 2025, Task Force members conducted a detailed review of the code and during this period, they analyzed its major topical elements and considered whether each should be **Preserved, Strengthened, Enhanced, or Transformed**. These discussions were informed not only by the existing code but also by relevant case studies tied to each element. For each component of Section 125.0, members engaged in group discussions and developed **preliminary recommendations** based on their collective assessment. These recommendations were then further refined during subsequent “Recommendations Meetings”, where ideas were clarified and adjusted.

In total, the Task Force initially produced **42 preliminary recommendations** based on the fall 2025 discussions. During the winter and early spring of 2026, these recommendations were voted on for initial determination. As a result, **28 recommendations either received majority support or were deemed inconclusive**, meaning they will require additional discussion before final decisions are made. The preliminary recommendations showed both alignment and variation across Task Force members. During the Preserved, Strengthened, Enhanced, and Transformed (PSET) discussions—as well as in individual homework submissions—members often identified **similar focus areas within each element of Section 125.0**, indicating shared priorities and concerns about what aspects of the code were working well or needed improvement. However, members sometimes proposed **different directions for how those topical elements should evolve**. For example, while there might be agreement that a particular element was important, some members recommended preserving it as-is, while others suggested strengthening, enhancing, or transforming it to better meet current and future needs. These differences reflected varying perspectives on the appropriate level of change and the best path forward. To reconcile these similarities and differences, Task Force members were asked to **work toward consensus on competing recommendations**. This involved discussing the rationale behind differing viewpoints, identifying common ground, and refining proposals to better reflect shared goals where possible. In cases where consensus could not be reached, multiple perspectives were carried forward for further consideration.



The Preliminary Recommendations Table, shown below, identifies the topical elements in the first column, the section of the code is in column two, the recommendation number is shown in the third column, and the preliminary recommendation is identified in the fourth column. Columns five and six provide the meeting dates where the elements were discussed, and when the recommendations were voted on respectively.

The Task Force will revisit the preliminary recommendations during its April meeting. At that time, members will review input gathered from the public meetings and the technical survey. This feedback will be used to refine and strengthen the recommendations, ensuring they reflect both community input and Task Force priorities. The updated recommendations will then be incorporated into the final report.

Summary of Next Steps:

- The County will host **two public meetings in April**, offering **four total opportunities to participate** (two in-person and two virtual) where attendees can hear presentations and ask questions.
- A **technical survey** will be available from March 30-April 19 by the consultant to collect additional feedback on the preliminary recommendations.
- In May, the Task Force will receive a **draft report** for review ahead of their final meeting.
- The Task Force will hold its **final meeting in June**, where members will take a **final vote on the report**.
- Any edits made during that meeting will be incorporated into the **final report**.

Element	Section Reference	Recommendation #	Preliminary Recommendation from PSET Discussions	NTTF PSET Meeting Date	NTTF Recommendations Meeting Date
Creating Another NT District	Section 125.0.B	1	Maintain the original petitioner's ability to expand or restrict a New Town district *	September 30, 2025	January 27, 2026/February 17, 2026
PDP/CSP/FDP Structure	Section 125.0.	2	Maintain its current overall structure, but seek to simplify the approval and development processes within New Town zoning district.	November 18, 2025	February 17, 2026
		3	Standardize requirements by land use types across the FDPs *	November 18, 2025	February 17, 2026
		4	Remove CSP's as a step in the development process *	November 18, 2025	February 17, 2026
		5	Consolidate the FDPs and their requirements to create a table of permitted uses by area	November 18, 2025	February 17, 2026
		6	Expand the types of uses that can be approved administratively through DPZ *	November 18, 2025	February 17, 2026
		7	Identify most effective opportunities for public engagement and maintain them as a priority throughout the development process *	November 18, 2025	February 17, 2026
		Defining Credited Open Space	Section 125.0.A.8.e	8	Define open space in the New Town Zoning District to provide greater clarity of uses and align with other county zoning district definitions *
9	Maintain the current definition of open space in Section 125.0.A.8.e. *			September 30, 2025	February 17, 2026
10	Maintain required 36% open space			September 30, 2025	February 17, 2026
11	Ensure permanent protection of currently established credited open space areas *			September 30, 2025	February 17, 2026
Apartments Definition	Section 125.0.5.b.	12	Adjust the definition of apartments to align with other county zoning district definitions *	November 18, 2025	February 17, 2026
		13	Create a new land use category for single family attached housing types	November 18, 2025	February 17, 2026
		14	Create a new land use category for diverse housing types, including missing middle housing types *	November 18, 2025	February 17, 2026

Original Petitioner	Section 125.0.F.1	15	Remove the role of original petitioner to amend commercial FDPs	December 9, 2025	February 17, 2026
		16	The county should review the potential for the Planning Board or another entity to take up the role of original petitioner *	December 9, 2025	February 17, 2026
Downtown and Village Center Process Simplification	Section 125.0.E, H, I (downtown), Section 125.0.J (major VC), 125.0.K (minor VC)	17	Simplify the development process for Village Center Redevelopment *	November 18, 2025	February 17, 2026
		18	Simplify the development process for Downtown Columbia redevelopment *	November 18, 2025	February 17, 2026
		19	Reduce the number of public meetings required for redevelopment processes *	November 18, 2025	February 17, 2026
Density Cap Requirements	Section 125.0.A.4	20	Maintain the density cap of 2.5 as is	October 28, 2025	March 24, 2026
		21	Consider excluding village centers from the New Town wide density cap	October 28, 2025	March 24, 2026
Land use Percentage Requirements	Section 125.0.A.8	22	Evaluate and consider adjusting the land use percentage requirements, outside of open space uses, in order to accommodate more diverse housing types	October 28, 2025	March 24, 2026
Moderate Income Housing Unit (MIHU) Requirements	Title 13 Subtitle 402	23	Encourage diversity of housing types throughout the New Town district	October 28, 2025	March 24, 2026
		24	Incentivize, rather than require, the provision of MIHUs	October 28, 2025	March 24, 2026
		25	Maintain the existing exemption from MIHUs in New Town.	October 28, 2025	March 24, 2026
Expansion of Uses, Materials, and Design Guidance	Section 125.0.	26	Evaluate the expansion of the Design Advisory Panel role to review projects in New Town	December 9, 2025	March 24, 2026
		27	Explore the creation of pattern books to incentivize the use of modern and sustainable building materials	December 9, 2025	March 24, 2026
		28	Incentivize and encourage universal design and accessibility in New Town zoning	December 9, 2025	March 24, 2026

* Task Force to revisit recommendation for further discussion after the Public Meetings.

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

April 14, 2026

REVENUES

1 CA Annual Charge Share Grant

C. Other CA Reimbursement

Per Debbi Herman's (OMCA Accountant), put \$7000 Financial Review Reimbursement in this line.

2 Lease and Rental

A. Room Rentals

Lowered revenue from rentals.

5. Special Events

Lowered revenue from special events.

EXPENSES

16 Operating Expenses

A. Office Supplies

Increased office supply expense line by \$100.

17 Business Expenses

B. Food (Business Meals)

Lessened by \$100.

	Village:	Oakland Mills							
	Fiscal Year	FY27							
DRAFT BOARD APPROVED OPERATING BUDGET									
						Budget Variance		Current Year Est vs.	
			Budget	Budget	Estimate	FY26	FY27	Next Year Budget	
			FY27	FY26	FY26	\$	%	\$	%
	<u>EXPENSES</u>								
9	Staff Salaries		327,000	317,000	305,424	10,000	3%	21,576	7%
10	Janitorial Wages		1,000	1,500	500	(500)	-33%	500	100%
11	Contract Labor		5,500	8,000	5,112	(2,500)	-31%	388	8%
12	Payroll Benefits		47,000	41,000	46,122	6,000	15%	878	2%
13	Payroll Taxes		25,000	26,000	24,036	(1,000)	-4%	964	4%
14	Janitorial Expense		39,000	41,380	39,130	(2,380)	-6%	(130)	0%
	A. Cleaning Service		25,000	27,000	24,785				
	B. Setup & Breakdown		11,000	11,000	11,306				
	C. Floors, Carpets and Windows		1,000	580	1,000				
	D. Supplies		2,000	2,800	2,039				
15	Fees		27,000	34,100	28,062	(7,100)	-21%	(1,062)	-4%
	A. Accounting		3,500	4,500	3,067				
	B. Legal		5,000	5,000	0				
	C. Performance		0	0	0				
	D. Audit		7,000	11,000	11,000				
	E. Web		3,500	3,000	4,077				
	F. Payroll		3,000	3,600	2,918				
	G. Other		5,000	7,000	7,000				
16	Operating Expenses		5,350	9,100	5,169	(3,750)	-41%	181	4%
	A. Office Supplies		2,300	2,600	2,249				
	B. Program Supplies		250	500	183				
	C. Cost of Sales (e.g. HOA dues)		100	100	0				
	D. Postage		1,000	1,000	1,000				
	E. Staff Development		500	200	700				
	F. Catering/Food Service		200	200	0				
	G. Other		1,000	4,500	1,037				
17	Business Expenses		2,800	3,750	3,577	(950)	-25%	(777)	-22%
	A. Mileage		250	250	247				
	B. Food (Business Meals)		1,550	2,500	2,000				
	C. Other		1,000	1,000	1,330				
18	Insurance		12,500	16,000	12,350	(3,500)	-22%	150	1%
19	Advertising		2,000	2,000	1,527	0	0%	473	31%
20	Newsletter		0	0	0	0	#DIV/0!	0	#DIV/0!
21	Other Printing		2,000	2,000	0	0	0%	2,000	#DIV/0!
22	Donations/Contributions		5,000	5,000	10,000	0	0%	(5,000)	-50%

23	Special Events		24,000	26,000	29,918	(2,000)	-8%	(5,918)	-20%
24	Taxes		1,000	1,000	250	0	0%	750	300%
25	Utilities		43,000	38,000	44,213	5,000	13%	(1,213)	-3%
	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 Depreciation		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 Unrestricted		0	445	882	(445)	-100%	(882)	-100%
	Check (Next year expenses minus current year expenses minus total va					0		0	

Manager's Report
Oakland Mills Community Association
April 14, 2026

Events Update

- Lively Arts for Little Ones concert is this Friday, April 17th featuring Pam the Kindersinger. Tickets are on sale online and will also be available at the door.
- Jazz in the Mills 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.
- There will be a Native Plant Share and Giveaway event on Saturday, April 25th outside in front of the statue and inside the Courtyard. There will be fun crafts for kids. This event runs from 10 am to 2 pm.
- 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.

Leadership Training

- I attended a Resilient Leadership Training last Thursday. This was an in-person class to start the course and there will be several more work sessions between now and December, both in person and virtually.

Oakland Mills Village Center

- I have been connecting Klein Enterprises to the individuals/offices who are working on the 2026 Oakland Mills Farmers Market. I should have a start date by the April 28th meeting.

The Other Barn

- We have hired another weekend event facility assistant. Her name is Beth Roberts. Both of our new hires have been through at least one training. We have a staff meeting with all weekend facility assistants on Wednesday, April 22nd to go over any changes and updates since last fall. This will kick off our busy rental season.

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

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

DATE: April 14, 2026
TIME: 8:55 pm

MOTION BY: B.M.

SECONDED BY: Andrew

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Board Chair	X			
William McCormack, Board Vice-chair	X			
Andrew Mark Fried, AC Chair	X			
Paulette Pettiford-Thomas	X			
Dr. Daniel Pierce	X			
////////////////////				

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:

Potential legal issue for OMCA.

TIME CLOSED SESSION BEGAN:

8:59 pm

TIME CLOSED SESSION ENDED:

9:46

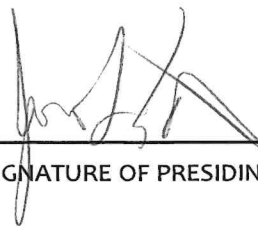
PERSONS PRESENT DURING CLOSED SESSION:

~~Board discussed potential legal issue.~~

Emery, Fried, Ekelson, McCormack, Pierce, Pettiford-Thomas, Warren

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

Board discussed a potential legal matter. We will monitor to determine whether we need to consider action.



SIGNATURE OF PRESIDING OFFICER