

**OWINGS MILLS NEW TOWN COMMUNITY ASSOCIATION (OMNTCA)**  
**Board of Directors Meeting**  
**Thursday, July 20, 2017**

**Present**

Lynn Merritt-Nixon, President  
Lori Calvo, Vice-President  
Teresa Thomas, Secretary  
John Gourdin, Treasurer  
Bob Book, Member-at-Large  
Shep Kshepakaran, Member-at-Large

Nicole Perez, Assistant Association Manager  
Kathleen Elmore, Attorney

24 homeowners

**Absent**

Patrick Butler, Member-at-Large  
Dwight Deshields, Member-at-Large  
Bette O'Connor, Member-at-Large

**Call to Order**

Merritt-Nixon called the meeting to order at 6:30 p.m.

**Approval of Minutes**

- June 15 minutes and June 28 emergency minutes were reviewed. Kshepakaran made a motion to approve the June 15 and June 28 minutes. Calvo seconded the motion. With all in favor, the motion carried.

**Treasurer's Report**

- The un-audited account balances as of June 30, 2017 were provided by Gourdin.

**Old Business**

- Due to increased work demands, Kevin Keitel has submitted his resignation from the OMNTCA Board.
- Network Cable Installation – The Board would like to resolve the current situation involving the Meeting Place entry doors. An estimate has been received from the company, Signals. The entry doors would open automatically during the specified meeting times. No key fobs would be needed. This would require modifications to the existing alarm system through the installation/run of a cable line for \$950. Thomas made a motion to approve the \$950 costs for the network cable installation. Book seconded the motion. With all in favor, the motion carried.
- Bylaws - Kshepakaran presented the status of the committee. There are two people on the committee (Kshepakaran and O'Connor) one additional person is needed. Kshepakaran asked

the Board to review and provide feedback for the first three articles of the bylaws by August 11. The goal is to have a finalized version of the bylaws by November 17 to send.

- Security Plan – Keitel and Deshields met with the Captain of the Franklin Police Precinct. With input from the Captain, they were able to identify areas of improvement with the community's landscaping. Recommendations were made to change the landscaping by KinderCare and an assessment of Central Park was provided.
- National Night Out (NNO) – Thomas presented the 2017 NNO update. The committee is confirming the last details of the event for August 1. The committee is working to close/confirm the vendors and sponsors for the event. UFood Grill has joined as a new vendor for NNO. It was suggested and agreed that all NNO vendors be promoted on the OMNTCA website.

### **New Business**

- There was a Community Presidents meeting on July 11. Thomas attended the meeting as President of the Carriage Homes at the Pointe community. As Thomas began to de-brief the OMNTCA on the meeting, several Community Presidents raised concerns about the disclosure of the meeting discussion. OMNTCA had a vote on the transparency of the Community Presidents meeting; three OMNTCA members were in favor of sharing the discussed topics, one OMNTCA member was not in favor, and one OMNTCA member abstained. The Community President meeting topics were distributed. The Community Presidents will present a report at a later date.

### **Open Forum**

- Dino Kalush presented a participant application for the NNO event. Kalush and his community wanted to distribute flyers at NNO recommending specific actions residents may take to deter criminal activity in the community. Kalush presented the proposed safety flyer to OMNTCA for review. Merritt-Nixon made a motion to approve the distribution of these flyers at NNO with some revisions. Book seconded the motion. With all in favor, the motion carried.
- Safari Charles, Real Estate agent and owner of DapperNapp, made a presentation to participate in NNO. Thomas explained that all vendors are asked to make a donation to NNO or provide a service back to the community to reciprocate for participation in the free event. Charles explained that she would distribute coupons for DapperNapp. For her real estate business, Charles planned to distribute information to the community on buying versus renting property, as well as tips for securing properties. Book suggested voting on the two businesses separately. OMNTCA agreed. Merritt-Nixon made a motion to approve the participation of DapperNapp in NNO. Thomas seconded the motion. With all in favor, the motion carried. Some concerns raised by OMNTCA, the Board or the NNO committee needs to differentiate between service to the community and sole business promotion. Merritt-Nixon made a motion to approve the participation of Safari Charles, a Keller Williams agent, in NNO. Thomas seconded the motion. There were three votes in favor and two votes against; the motion carried. Charles would provide a copy of her real estate flyer for review.
- Concerns were raised by a resident regarding the absence of basketball hoops in the Owings Mills community. The resident explained that the basketball would be a sport to occupy the youth in the area, similar to the existing tennis courts. OMNTCA gave the resident some background on the community backlash to the return of the basketball hoops in the area at the

February Safety meeting. Merritt-Nixon provided the resident with Julian Jones' contact information for further discussion.

- Stanislaw offered his assistance to the bylaws committee. The Community Presidents requested the original bylaws document. Elmore stated that she could forward/circulate the document.

**Adjourn**

- Merritt-Nixon made a motion to adjourn. Kshepakaran seconded the motion. With all in favor, the motion carried. The meeting was adjourned at 8:00 p.m.

**Action Items**

Item #	Action Item	Owner	Due Date	Status	Completed
1	Modification of Wolf Security patrol hours	Board	3/23/2017	PENDING	
2	Provide editable by-laws document	Kshepakaran/Elmore	8/20/2017	CLOSED*	7/28/2017
3	Revise the Safety flyer submitted by Dino Kalush, and print copies for the safety team for distribution.	OMNTCA	8/1/2017	CLOSED*	8/1/2017

*\*Denotes action items opened at the July meeting and closed prior to August OMNTCA meeting.*

Respectfully submitted,

Teresa Thomas  
Secretary