



**WILDE LAKE VILLAGE BOARD
AGENDA (Hybrid Meeting)
June 1, 2026, 6:30pm
Slayton House, 10400 Cross Fox Lane, Columbia**

Zoom Link:

<https://us02web.zoom.us/j/86504797808?pwd=uptabayawn5fxIYOePiPEalZ0pcezU.1>

Call to order
Roll Call

*Approval of Agenda
*Approval of Minutes (05/18/2026)

Resident Speakout *15 minutes*

Update: Columbia Association, Robin Stimson, Community Engagement Manager *5 minutes*

ORDER OF BUSINESS

OLD BUSINESS

*Attorney Engagement

Budget Review

REPORTS:

Wilde Lake Representative to the Columbia Association BOD *5 minutes*

Committees *5 minutes*

- CARES

AC Liaison *5 minutes*

Executive Director/Village Manager *5 minutes*

Chair *5 minutes*

***Vote to Adjourn the Meeting for closed session**

Closed session to discuss matters pertaining to employees and personnel.

ADJOURNMENT

*Indicates action item

Mission Statement

To organize and operate a nonprofit civic organization, exclusively for the promotion of the health, safety, common good and social welfare of the owners of property in, and the residents of, the Village of Wilde Lake.



Wilde Lake Village Board Meeting (Hybrid) Minutes

May 18, 2026

Slayton House, 10400 Cross Fox Lane, Columbia, MD

Directors Present: Debbie Cappuccitti (Chair), Steve Cambell (Vice Chair), Felisa Garrett, Andrea Thorin, Lonn Tremblay, Columbia Council Representative Bill Santos and Executive Director and Village Manager, Sharon Cooper-Kerr. A quorum was present.

Call to Order - The meeting was called to order at 6:32 p.m. A roll call was conducted with all members being present.

Approval of Agenda

The board approved the agenda as presented.
Motion by: Ms. Garrett; Seconded by Mr. Campbell.
All in favor (5.0.0). Motion passed.

Approval of the minutes (May 4, 2026)

Motion: Accept the meeting minutes from May 4, 2026.
Motion by: Ms. Thorin; Seconded by Ms. Garrett
The board also approved the minutes of the May 4, 2026 meeting.

All in favor (5.0.0). Motion passed.

Resident Speak-Out

No residents signed up to speak, and no comments were offered from attendees in person or online.

Columbia Council Representative Update – Bill Santos

Mr. Santos provided an update on the recent Columbia Association Board meeting. Details may be found on the Columbia Association website. The Board elected Collin Sullivan as Chair and Michael Golibersuch as Vice Chair for the 2026-27 term. Mr. Santos mentioned that his Notes from Hillside will be updated soon.

Attorney Proposal Review

The board reviewed four legal service proposals and discussed retainer structures, services provided, anticipated legal needs, cost control, and interview format. Members expressed interest in firms offering flexibility, HOA-related experience, and support for policy, contract, and governing document review. The board discussed using common core interview questions, with firm-specific follow-up questions as needed.

Closed Session

Motion to end the public meeting and move to closed session.
Motion by: Ms. Tremblay; Seconded by Ms. Thorin.
All in favor (5.0.0). Motion passed
The public meeting adjourned at 7:07 pm.

Motion to enter closed session:

Motion by: Ms. Tremblay; seconded by Ms. Thorin
All in favor (5.0.0) Motion passed

Persons Present during the closed session: Ms. Cappuccitti, Mr. Campbell, Ms. Garrett, Ms. Thorin, Mr. Tremblay, Mr. Santos and Ms. Cooper-Kerr. Ms. Cooper-Kerr left at 8:05 pm.

Action taken: To pay the law firm the outstanding balance of \$3,700 for services rendered under past board leadership.

Motion by Ms. Garrett; seconded by Ms. Tremblay
All in favor (5.0.0). Motion passed

Motion to end closed session.

Motion by Ms. Tremblay; seconded by Ms. Thorin
All in favor (5.0.0). Motion passed
The meeting adjourned at 9:01 pm.

Closed session to discuss matters related to: 1) 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 homeowner's association; 2) discuss matters pertaining to employees and personnel; and 3) consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.

Covenant Advisor Report: June 1, 2026
On behalf of the Architectural Committee Liaison

RAC Activities:

The RAC met twice in May:

- At our meeting on May 12, the committee considered five applications. Four were ultimately approved as submitted and one was approved on the condition that a certain color scheme for siding and trim was installed.
- The committee also considered six applications for our meeting on May 26. All were ultimately approved as submitted.

It's been my pleasure this month to welcome Wilde Lake residents John Hvisdak and Trevor Wedgworth to the RAC as committee members, and it is wonderful to have longtime RAC member Lonn Tremblay elevated to the AC liaison position as a member of the board. My continued thanks go to RAC stalwarts Phil Schulz, who is again serving as chair of the committee, and Cheryl Spencer.

I would also like to extend my deepest gratitude to Linda Odum; Linda stepped down last month. I'm not sure if there's a WLCA-related board or committee on which Linda has not served. She is truly an inspiration, and I hope she fully enjoys her RAC "retirement!"

Compliance Inspections:

Wilde Lake property owners requested 10 compliance inspections in May. This is consistent with last year's numbers. Redfin's data indicates that houses are taking a bit longer to sell than they did this time last year, but the average in 21044 is still approximately 30 days.

Enforcement Actions:

10679 Rain Dream Hill

WLCA and CA are currently in litigation with this property owner. The property owner has been working with us to resolve issues in a phased approach as the weather permits. The property is much improved.

10150 Placid Lake Court

WLCA and CA are currently in litigation with this property owner. At our most recent court date in March, we agreed on a new timeline to remedy the remaining issues. So far, the new timeline's deadlines have been met.

4938 Reedy Brook Lane

CA sent an imminent litigation letter to the owner of this property on April 17 to which the property owner did not respond. At this point in the process, we have run out of options other than to file litigation, which we do jointly with CA. I expect the complaint to be filed this month.

If you have any questions about the above or about any other covenant-related matters, please let me know!

Respectfully submitted,
Lexi Levy Milani
Covenant Advisor
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