



## **Wilde Lake Village Board Meeting (Hybrid) Minutes**

May 4, 2026

Slayton House, 10400 Cross Fox Lane, Columbia, MD

**Members Present:** Steve Campbell, Debbie Cappuccitti, Felisa Garrett, Andrea Thorin, Lonn Tremblay, Columbia Council Representative Bill Santos, and Executive Director and Village Manager, Sharon Cooper-Kerr.

**Call to Order and Opening:** The first meeting of the Wilde Lake Village Board for Fiscal Year 2027 was convened on May 4, 2026 at 6:30 pm. Sharon Cooper Kerr, Executive Director and Village Manager, welcomed attendees and opened the organizational portion of the meeting. The meeting followed the 2026 village election process for the Wilde Lake Community Association.

**Board Members Seated:** The following individuals were recognized as seated members of the Fiscal Year 2027 Wilde Lake Village Board: Debbie Cappuccitti, Steven Campbell, Felisa Garrett, Andrea Thorin, and Lonn Tremblay. Bill Santos was also acknowledged as the Wilde Lake representative to the Columbia Association Board of Directors.

**Election of Officers:** Nominations were opened for Board Chair and Vice Chair for the term beginning May 2026 and ending April 30, 2027. Andrea Thorin and Debbie Cappuccitti were nominated for Chair; Debbie Cappuccitti was elected Chair. Andrea Thorin and Steven Campbell were nominated for Vice Chair; Steven Campbell was elected Vice Chair. Following the officer elections, the newly elected Chair and Vice Chair assumed their seats for the business portion of the meeting.

**Approval of the Agenda:** The Board approved an amendment to the agenda to add a discussion of the process for evaluating options for legal representation for the association before the board meeting schedule.

**Motion:** Adopt the amended agenda to include a discuss a process for evaluating options for legal representation.

Motion by: Ms. Garrett; Seconded by Mr. Campbell

All in favor (5.0.0). Motion passed.

### **Approval of the Minutes (April 27, 2026):**

**Motion:** Adopt the minutes from the April 27, 2026 meeting

Motion by: Ms. Thorin; Seconded by Ms. Garrett

All in favor (5.0.0). Motion passed.

### **Resident Speakout:**

**Mary Kay Sigaty** – congratulated the board and expressed her appreciation for the work the group will undertake.

**Chris Tsien** – thanked the Board and invited the new members to engage with Wilde Lake neighborhood schools and continue the work of the Education Committee under Brandon Cogdell’s leadership.

**Village Election Chair Report:** Election Chair Elizabeth Lopez reported on the April 25, 2026, village election. The Board was advised that seven candidates ran for five open board seats and that one Columbia Association representative candidate, Bill Santos, was deemed elected after running unopposed. The election initially resulted in a tie for the fifth board seat; after one tied candidate withdrew, the top five candidates were seated. The Chair reported that 300 ballots were received, with one invalid ballot noted, and that a quorum was met on Election Day.

Ms. Lopez summarized recommendations for future elections, including mailing ballots earlier, updating ballot language, creating a separate ballot format for on-site voting, considering local return of absentee ballots, reducing barriers for renters who need to provide lease documentation, and maintaining the extended morning voting hours used this year. Board discussion also touched on voter communication, ballot readability, and parking and traffic complications related to overlapping community events on Election Day.

**Ad Hoc Committee Report** – Andrea Thorin lead volunteer to the Ad Hoc Committee shared that the committee fulfilled its requirements as directed by the Board. The Committee recommends that the board consider: 1) making fiduciary decisions based on the information gathered; 2) settling outstanding invoices and 3) defining the scope of work for future legal engagement. The Ad Hoc Committee’s final report will be delivered to the Board this week.

**Process for Evaluating Legal Representation for the Wilde Lake Community Association** - the board requested that Sharon call the attorneys on the list she compiled and ask to submit proposals for representation for the board's consideration (within two weeks) to include law firms that specialize in homeowners’ associations.

**Acknowledgement of Board Handbook** – the Board members received their handbook which includes guidelines about code of conduct, code of ethics, whistleblower policy, etc. All Board members signed the acknowledgement form. The Board will consider updates to this document in the future.

**Board Meeting Schedule and Timekeeper** – the Board reviewed its meeting schedule for 2026-2027. The board voted to approve the proposed meeting calendar with the additions of May 13<sup>th</sup> for Orientation and June 15<sup>th</sup> as a placeholder. They invited the Executive Director/Village Manager to develop the timekeeper schedule for upcoming meetings.

**Motion:** Adopt the meeting schedule for 2026-2027 board year.

Motion by: Mr. Campbell; Seconded by Ms. Garrett

Motion Passed (5.0.0)

The following Wilde Lake Village Board meeting schedule was adopted for 2026-2027:

Monday, May 4, 2026  
Wednesday, May 13, 2026 – Board Orientation  
Monday, May 18, 2026  
Monday, June 1, 2026  
Monday, June 15, 2026 (placeholder)  
Monday, July 13, 2026  
Monday, August 3, 2026  
Monday, September 14, 2026  
Monday, October 5, 2026  
Monday, November 2, 2026  
Monday, December 7, 2026  
Monday, January 4, 2027  
Monday, February 1, 2027  
Monday, March 1, 2027  
Monday, March 15, 2027 (DRAFT BUDGET)  
Monday, April 5, 2027  
Monday, April 19, 2027 (FINAL BUDGET)  
Monday, May 3, 2027

**Committee Appointments** – the Board decided to table appointing members to committees until after the Board Orientation scheduled for May 13<sup>th</sup>.

**AC Appointments** – Steve Campbell and Andrea Thorin will serve on the Architectural Committee.

**AC Liaison** – Lonn Tremblay was elected to serve as the AC Liaison.

**Motion:** Appointment of Lonn Tremblay to the position of AC Liaison.

Motion by: Mr. Campbell; Seconded by Ms. Garrett

Motion Passed (5.0.0)

**Board Appointments to CA's Architectural Committee**

**Motion:** Appointment of Debbie Cappuccitti, Andrea Thorin and Lonn Tremblay to CA's Architectural Committee

Motion by: Ms. Thorin; Seconded by Ms. Garrett

Motion Passed (5.0.0)

**RAC Appointments** –

Motion to appoint Linda Odum, Phil Schulz, Cheryl Spencer, and Trevor Wedgworth to the Resident Architectural Committee.

Motion by Ms. Tremblay; Seconded by Ms. Garrett

Motion Passed (5.0.0)

**Adjournment**

Motion by Ms. Tremblay; Seconded by Ms. Thorin

Motion Passed (5.0.0)

Meeting Adjourned at 8:36 pm



**Architectural Committee**

May 4, 2026

Slayton House, 10400 Cross Fox Lane, Columbia, MD

*Following the adjournment of the Village Board Meeting*

**Members Present:** Steve Campbell, Debbie Cappuccitti, Felisa Garrett, Andrea Thorin, Lonn Tremblay, Columbia Council Representative Bill Santos, and Executive Director and Village Manager, Sharon Cooper-Kerr.

Meeting opened at 8:43 pm

**Approval of the Agenda**

Motion by Mr. Campbell; Seconded by Ms. Thorin

Motion Passed (5.0.0)

**Appointment of AC Liaison and Back-up Appointments**

Lonn Tremblay was appointed as AC Liaison and Steve Campbell and Felisa Garreett were appointed as Back-up.

**Meeting Adjournment**

Motion by: Ms. Tremblay; Seconded by Ms. Garrett

Motion Passed (5.0.0)

**Meeting Adjourned at 8:45 pm**