



WILDE LAKE VILLAGE BOARD

Board Meeting Minutes (Hybrid)

June 1, 2026 – 6:30 p.m.

Slayton House, 10400 Cross Fox Lane, Columbia, MD

Directors Present

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

Call to Order

The meeting was called to order at 6:35 p.m. A roll call was conducted with all members present.

Approval of Agenda

Motion to approve the agenda as presented.

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

All in favor (5-0-0). Motion passed.

Approval of Minutes (May 18, 2026)

Motion to approve the minutes of the May 18, 2026 meeting.

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

All in favor (5-0-0). Motion passed.

Resident Speakout

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

Update: Columbia Association – Robin Stimson, Senior Community Engagement Manager Ms. Stimson mentioned planning is underway for Columbia's 60th birthday celebration to be held in Juen 2027. The permanent Lakefront stage is complete, and a ribbon cutting was held last month. Upcoming events include Lakefest, Teen Nights, Juneteenth and July 4th celebrations. Ms. Stimson mentioned Grace Celestin CA's new events manager, is actively working on these events. The Prepare for Success school supply drive will begin on July 6th and continue through August 11th. Ms. Simson celebrated the collaboration between the villages and thanked Wilde Lake CARES for their assistance in creating the pollinator garden at Lake Elkhorn. The World Languages Café is held twice a month at Howard County Library's Miller Branch (2nd Tuesday of the month) and at the East Columbia 50+ Center (4th Tuesday of the Month), 7:00 – 8:30 pm.

OLD BUSINESS

1. Attorney Engagement

The board noted that prior to this public meeting, a closed session was held to consider terms and conditions of a business transaction in the negotiating stage, where disclosure could adversely affect the economic interests of the homeowners' association. Through that process, the board reached a decision on legal representation.

Action 1: Discontinue engagement with G. Macy Nelson Law Firm

The board discussed the current engagement with Macy Nelson and moved to discontinue services moving forward.

Motion by: Ms. Garrett (or a board member); **Seconded by:** Mr. Campbell
All in favor (5-0-0). Motion passed.

Action 2: Engage Whiteford as legal counsel

Following interviews with three HOA-focused law firms, the board agreed that Whiteford offered the most flexibility in pricing, retainer options, services, and availability. It was also noted that Whiteford previously represented Wilde Lake Community Association and retains records from that time.

Motion: To engage Whiteford for legal representation going forward, including their retainer plan.

Motion by: Ms. Tremblay; **Seconded by:** Ms. Garrett
All in favor (5-0-0). Motion passed.

2. Budget Review

Village Manager Sharon Cooper-Kerr presented an overview of the FY2027 Board-Approved Operating Budget. The budget was originally introduced as a draft at the second board meeting in March and approved at the second meeting in April where it was approved. The presentation compared the FY2027 budget, the FY2026 approved budget, and the FY2026 year-to-date estimate through April 2026.

Revenues

The largest revenue source is the Columbia Association Annual Charge Share Grant, budgeted at \$433,559 for FY2027, up approximately 4% from FY2026. This includes the base CA grant, medical reimbursement, and other CA reimbursement. Ms. Cooper-Kerr and Mr. Santos noted that the grant has increased modestly year-over-year since the pandemic (approximately 3–3.5%) but encouraged board members to engage with the CA Board to advocate for a larger increase, as some villages are in financial difficulty. Village managers have previously reviewed the allocation formula and chose not to change it but noted it may be revisited in future years.

Lease and rental revenue is budgeted at \$270,000 for FY2027, reflecting a 3% rate increase for room rentals and anticipated additional groups, including a new church tenant expected to begin in January. Long-term leases support daycare programs at three neighborhood centers (Bryant Woods, Faulkner Ridge, Running Brook); two leases expire in 2027 and one in 2028.

Special events revenue is projected at \$7,500, an increase from the FY2026 estimate of \$3,495, reflecting planned programs such as Breakfast with Santa and other community events. A small amount (\$500) is budgeted for classes, as the art gallery director may offer paid classes.

Miscellaneous income of \$1,000 includes gallery space usage fees and a 10% commission on artwork sold.

Total projected income for FY2027 is \$712,859, up approximately 6% from the FY2026 budget.

Expenses

Staff salaries are budgeted at \$370,000, and janitorial wages (covering the AV director and setup/breakdown staff) at \$25,750. Payroll benefits have increased significantly due to growing 401(k) eligibility and healthcare costs. Insurance costs have also increased, from \$8,000 in FY2026 to \$12,500 in FY2027.

Legal fees are budgeted at \$10,000 for FY2027. An audit is planned for FY2027 (every 3 years), budgeted at \$11,600 under Fees (line 15D); CA will reimburse mini audits in off years. The longtime CPA for the villages recently had a stroke and is retiring after nearly 40 years of service; village managers are actively seeking a replacement and hope to share the expense across multiple villages.

Donations and contributions are budgeted at \$7,000, with \$2,000 designated for Wilde Lake area schools. Special events expense is budgeted at \$10,000. Utilities are projected at \$46,700. Newsletter costs of \$4,500 primarily reflect election mailing expenses; actual FY2026 costs are expected to exceed the budget due to the election cycle and postal delays.

Contract labor (\$500 budgeted) may be used for supplemental event support or security as needed, authorized at the Village Manager's discretion within the approved budget.

Total FY2027 expenses before depreciation are budgeted at \$708,150. Total expenses, including depreciation, are \$712,396, resulting in a projected net surplus of \$463.

REPORTS

Wilde Lake Representative to the Columbia Association Board of Directors

Mr. Santos provided an update on recent Columbia Association Board activities. Details are available on the Columbia Association website. Notes from Hillside will be updated soon.

Committees – CARES

Susan Tucker shared that all adopt-a-spot plantings occurred this spring. Three Wilde Lake Village Board members attended the adopt a spot event in Faulkner Ridge last month and Ms. Tucker stated the best part of the event was the participation of individuals and families. Ms. Tucker has been appointed to the Columbia Association's Watershed Resident Advisory Panel (WRAP). Ms. Tucker and Bess Caplan will visit the Wilde Lake Interfaith Center to collaborate on plantings. The group continues to monitor the chloride levels of the waterways in Wilde Lake. CARES has begun monitoring for nitrate levels as well.

AC Liaison

The following report was submitted by Covenant Advisor Lexi Levy Milani on behalf of AC Liaison Lonn Tremblay:

RAC Activities

The Residential Architectural Committee (RAC) met twice in May:

- May 12 meeting: Five applications were considered. Four were approved as submitted; one was approved conditionally upon installation of a specified siding and trim color scheme.
- May 26 meeting: Six applications were considered. All six were approved as submitted.

New RAC members John Hvisdak and Trevor Wedgworth were welcomed. The report also recognized Phil Schulz (serving again as committee chair), Cheryl Spencer, and the elevation of Lonn Tremblay to the position of AC Liaison. Gratitude was extended to Linda Odum, who stepped down after many years of dedicated service to WLCA boards and committees.

Compliance Inspections

10 compliance inspections were requested in May, consistent with prior-year numbers. Redfin data indicates that homes in the 21044-zip code are taking slightly longer to sell than this time last year, though the average remains approximately 30 days.

Enforcement Actions

- 10679 Rain Dream Hill – WLCA and CA are in active litigation. The property owner is addressing issues in a phased approach, and the property is much improved.
- 10150 Placid Lake Court – WLCA and CA are in active litigation. A new remediation timeline was agreed upon at the most recent court date in March; deadlines have been met so far.
- 4938 Reedy Brook Lane – CA sent an imminent litigation letter on April 17; no response was received. Litigation is expected to be filed this month, jointly with CA.

Executive Director/Village Manager

Ms. Cooper-Kerr shared that the technological improvements at Slayton House are now complete. We are currently preparing for the audit. We are looking to hire a facility assistant to join the team to cover the front desk for evenings and weekend events and activities.

Chair

Ms. Cappuccitti thanked everyone for the Board accomplishments of the past month. Mentioned a sewage backup in the community near Wilde Lake and mentioned the drought and conserving water. The Faulkner Ridge Early Learning Center's construction is slated to begin in mid-June. Andrew Jinks will be invited to attend an upcoming Wilde Lake Village Board meeting to share updates on the project.

CLOSED SESSION

Motion to adjourn the public meeting and move to closed session to discuss matters pertaining to employees and personnel.

Motion by: Ms. Thorin; **Seconded by:** Mr. Campbell

All in favor (5-0-0). Motion passed.

The public meeting adjourned at 8:10 pm.



**Wilde Lake Community Association
June 1, 2026 – 8:13 pm
Slayton House, 10400 Cross Fox Lane, Columbia
Closed Session**

Persons Present During Closed Session: Debbie Cappuccitti (Chair), Steve Campbell (Vice Chair), Felisa Garrett, Andrea Thorin, Lonn Tremblay and Columbia Council Representative Bill Santos.

Closed Meeting

Board votes to go into closed session for:

- Discuss matters pertaining to employees and personnel

Motion to enter closed session: Motion by: Ms. Tremblay; **seconded by** Ms. Garrett, (5.0.0) vote in favor. Motion passed. Time: 8:13 pm

Agenda:

- Discuss matters pertaining to employees and personnel

Motion to end closed session: Motion by: Ms. Tremblay; **seconded by** Ms. Thorin, (5.0.0) in favor. Motion passed. Time: 8:49pm



**Wilde Lake Community Association
June 1, 2026 - 4:20 pm
Slayton House, 10400 Cross Fox Lane, Columbia
Closed Session**

Persons Present During Closed Session: Debbie Cappuccitti (Chair), Steve Campbell (Vice Chair), Felisa Garrett (*arrived at 4:27 pm), Andrea Thorin, Lonn Tremblay and Executive Director/Village Manager, Sharon Cooper-Kerr

Motion to approve the agenda. Motion by: Ms. Thorin; **Seconded by:** Ms. Tremblay (4.0.0) vote in favor. Motion passed.

Motion to close the public meeting and move to closed session. Motion by: Mr. Campbell; **seconded by:** Ms. Thorin (4.0.0) vote in favor. Motion passed.

Closed Meeting

Board votes to go into closed session for:

- Move to closed session for 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.

Motion to enter closed session: Motion by: Mr. Campbell; **seconded by** Ms. Garrett, (5.0.0) vote in favor. Motion passed. Time: 4:28 pm

Agenda:

Interview three law firms to consider for representation of the Wilde Lake Community Association
Nagle and Zaller
Rees Broome
Whiteford

Motion to end closed session: Motion by: Ms. Tremblay; **seconded by** Ms. Thorin, (5.0.0) in favor. Motion passed. Time: 6:30 pm

Village: Wilde Lake
Fiscal Year: 2027
Date Prepared: Revised 5/22/2026

BOARD APPROVED OPERATING BUDGET

	Budget 2027	Budget 2026	Estimate 2026	Budget Variance 2026 to 2027 \$ %	Current Year Est vs. Next Year Budget \$ %
REVENUES					
1 CA Annual Charge Share Grant	433,559	418,359	418,359	15,200 4%	15,200 4%
A. CA Base Annual Charge Share Grant	382,495	371,189	371,189		
B. CA Medical Reimbursement	49,191	45,131	45,131		
C. Other CA Reimbursement	1,873	2,039	2,039		
D. Payment to CA for excess cash reserves					
2 Lease & Rental	270,000	250,000	230,000	20,000 8%	40,000 17%
A. Room Rentals	170,000	150,000	160,000		
B. Leases	100,000	100,000	70,000		
C. Retained Deposits					
3 Tuition & Enrollment	500	0	0	500 #DIV/0!	500 #DIV/0!
A. Classes	500	0	0		
B. Camps	0	0	0		
C. Other	0	0	0		
4 Interest	300	600	1,303	(300) -50%	(1,003) -77%
5 Special Events	7,500	6,000	3,495	1,500 25%	4,005 115%
6 Fees	0	0	0	0 #DIV/0!	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	0	0		
7 Miscellaneous	1,000	350	904	650 186%	96 11%
A. Sales	0	250	0		
B. Newsletter Ads	100	100	0		
C. Catering/Food Service	0	0	0		
D. Other	900	0	904		
8 Gain/Loss on Disposal of Asset	0	0	0	0 #DIV/0!	0 #DIV/0!
Total Income	712,659	675,309	654,061	37,550 6%	58,796 9%

Check (Next year income minus current year income minus total variance)... should = 0

0

0

Village: Wilde Lake
Fiscal Year: 2027

BOARD APPROVED OPERATING BUDGET

	Budget 2027	Budget 2026	Estimate 2026	Budget Variance 2026 to 2027 \$ %	Current Year Est vs. Next Year Budget \$ %
EXPENSES					
9 Staff Salaries	370,000	360,000	340,000	10,000 3%	30,000 9%
10 Janitorial Wages	25,750	25,000	22,000	750 3%	3,750 17%
11 Contract Labor	500	1,500	50	(1,000) -67%	450 900%
12 Payroll Benefits	61,000	47,000	60,000	14,000 30%	1,000 2%
13 Payroll Taxes	34,000	25,000	32,651	9,000 36%	1,349 4%
14 Janitorial Expense	39,000	39,000	40,000	0 0%	(1,000) -3%
A. Cleaning Service	27,500	25,000	27,000		
B. Setup & Breakdown	0	0	0		
C. Floors, Carpets and Windows	5,000	8,000	7,000		
D. Supplies	6,500	6,000	6,000		
15 Fees	54,100	42,000	45,500	12,100 29%	8,600 19%
A. Accounting	15,000	18,500	14,000		
B. Legal	10,000	15,000	15,000		
C. Performance	0	0	0		
D. Audit	11,600	0	0		
E. Web	1,500	1,500	1,000		
F. Payroll	6,000	5,500	5,500		
G. Other	10,000	1,500	10,000		
16 Operating Expenses	14,500	18,000	14,800	(3,500) -19%	(300) -2%
A. Office Supplies	3,500	3,500	5,100		
B. Program Supplies	500	1,000	0		
C. Cost of Sales (e.g. HOA documents, tent rental)	0	0	0		
D. Postage	1,000	1,000	1,000		
E. Staff Development	2,500	3,500	3,500		
F. Catering/Food Service	1,000	2,500	0		
G. Other	6,000	6,500	5,200		
17 Business Expenses	1,500	2,200	0	(700) -32%	1,500 #DIV/0!
A. Mileage	250	500			
B. Food (Business Meals)	1,000	1,200			
C. Other	250	500			
18 Insurance	12,500	8,000	12,500	4,500 56%	0 0%
19 Advertising	500	1,500	50	(1,000) -67%	450 900%
20 Newsletter	4,500	4,500	4,500	0 0%	0 0%
21 Other Printing	1,000	1,000	1,000	0 0%	0 0%
22 Donations/Contributions	7,000	7,000	7,000	0 0%	0 0%
23 Special Events	10,000	13,000	3,000	(3,000) -23%	7,000 233%
24 Taxes	3,000	650	2,933	2,350 362%	67 2%
25 Utilities	46,700	45,500	42,200	1,200 3%	4,500 11%
A. Gas & Electric	33,000	32,000	29,000		
B. Water & Sewer	6,500	6,500	6,200		
C. Telephone	7,200	7,000	7,000		
26 Repairs & Maintenance	19,600	21,000	19,937	(1,400) -7%	(337) -2%
A. Building	10,000	10,000	9,000		
B. Equipment	2,500	1,000	3,556		
C. Rental	100	0	81		
D. Vandalism	0	0	0		
E. Other	7,000	10,000	7,300		
27 Furniture, Fixtures and Equipment	3,000	2,500	3,107	500 20%	(107) -3%
28 Total Expenses Before Depreciation	708,150	664,350	651,228	43,800 7%	56,922 9%
29 Depreciation	4,246	5,475		(2,229) -34%	4,246 #DIV/0!
30 Total Expenses	712,396	670,825	651,228	41,571 6%	61,168 9%
Increase/(Decrease) in Unrestricted Net Assets	463	4,484	2,833	(4,021) -90%	(2,370) -84%

Deborah Epstein, WLVB Chair

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
covenants@wildelake.org