



**WILDE LAKE VILLAGE BOARD
AGENDA (Hybrid Meeting)**

**July 13, 2026
Special Meeting of the Board at 5:30 pm**

The Wilde Lake Village Board will meet in closed session for consultation with legal counsel and to discuss matters pertaining to employees and personnel.

**July 13, 2026, 6:30pm
Slayton House, 10400 Cross Fox Lane, Columbia**

Zoom Link:

<https://us02web.zoom.us/j/84275415753?pwd=tJJgxe2owjOlzwbNPavm3bzoYpN6yf.1>

Call to order
Roll Call

*Approval of Agenda
*Approval of Minutes (06/1/2026)

Resident Speakout *15 minutes*

Presentation: Faulkner Ridge Early Childhood Learning Center *30 minutes*
Andrew Jinks, Manager of School Construction, Howard County Public
School System

Presentation: RAC, Lexi Milani Covenant Advisor *15 minutes*

*Wilde Lake Community Association Financials Quarter 4, FY2026 *15 minutes*

ORDER OF BUSINESS

NEW BUSINESS

*Cul-de-Sac Beautification Grant Request – Stoneboat Row *10 minutes*

Discuss plans for Wilde Lake 60-year anniversary celebration *10 minutes*

Governance Committee Start Up *10 minutes*

REPORTS:

Wilde Lake Representative to the Columbia Association BOD	<i>5 minutes</i>
Committees	<i>5 minutes</i>
• CARES	
AC Liaison	<i>5 minutes</i>
Executive Director/Village Manager	<i>5 minutes</i>
Chair	<i>5 minutes</i>

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

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.

DRAFT



**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

Covenant Advisor Report: July 13, 2026
On behalf of the Architectural Committee Liaison

RAC Activities:

The RAC considered applications twice in June:

- The committee voted via email on June 9 as we had just two applications (a third application was moved to the meeting on June 23 after a neighbor expressed concerns that warranted RAC consideration about an application initially listed for Fast Track). Both were approved as submitted.
- The committee considered four applications, including the application that was bumped from the June 9 meeting, at our meeting on June 23. All were ultimately approved as submitted.

Three Fast Track applications were also received in the month of June. All were approved.

Compliance Inspections:

Lots of summer market activity; nine requests for compliance inspection were received between June 1-30. I am working with several of those owners to bring their properties into compliance before transfer.

Enforcement Actions:

10679 Rain Dream Hill

Property owner continues to work with WLCA/CA to maintain and improve his property per the court's order. I reinspect it monthly.

10150 Placid Lake Court

An inspection on July 9th revealed that work has stalled at this property. I followed up with the property owner via email, reminding him that all work must be complete by the next scheduled hearing on Sept. 1 pursuant to the agreement he made before the Circuit Court on March 11, 2026.

4938 Reedy Brook Lane

Complaint was filed against this property owner on June 29. We are currently waiting to obtain service.

There are several other properties throughout Wilde Lake in various stages of the enforcement process, but I do not generally provide information on enforcement activity until the board needs to take action in order to send a case to CA's Architectural Resource Committee (ARC). After a case is sent to the ARC, I report out until litigation concludes or the case is closed by other means.

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

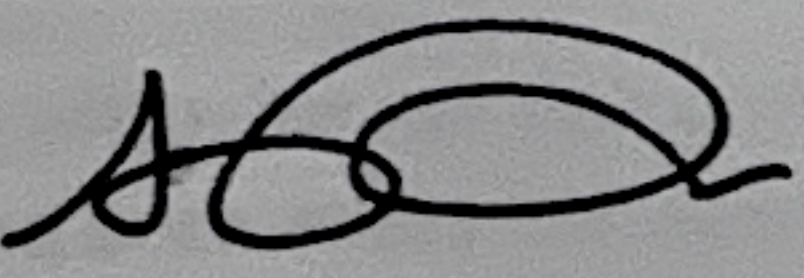
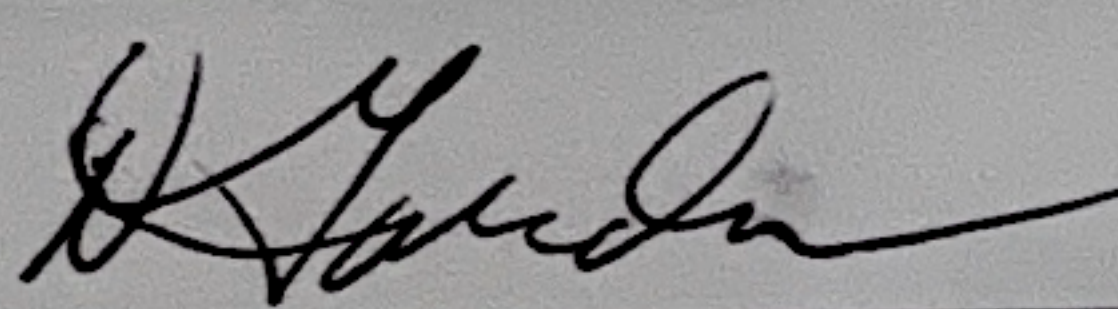
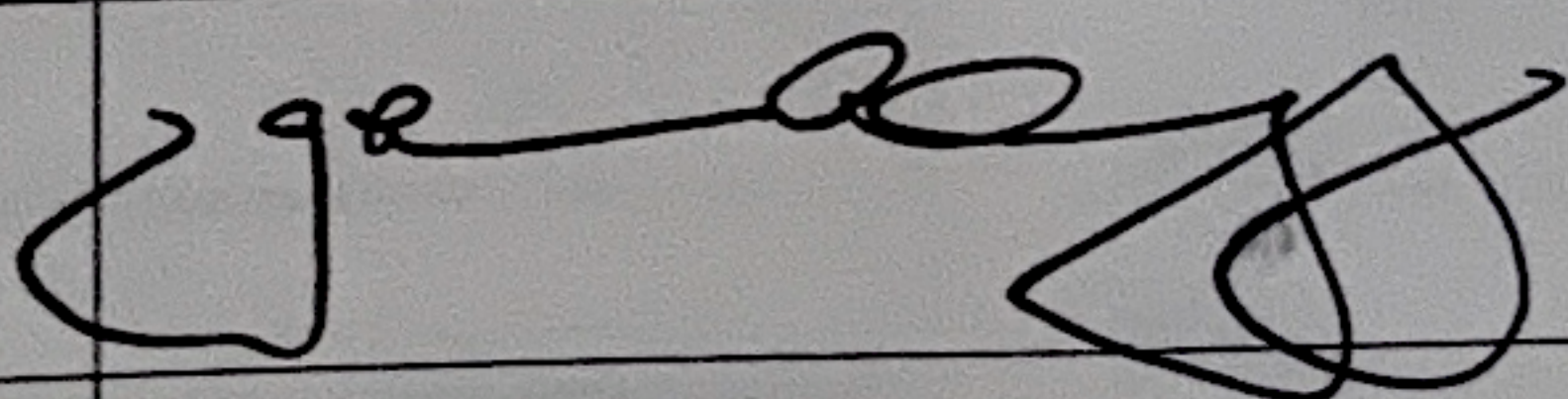
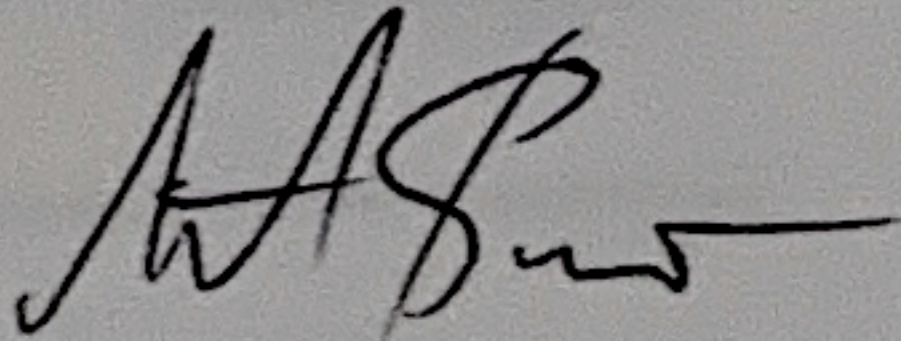
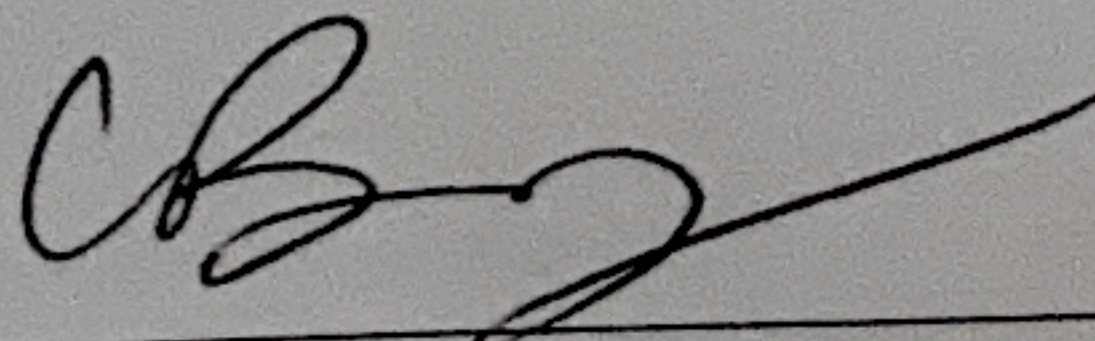
Respectfully submitted,
Lexi Levy Milani
Covenant Advisor
covenants@wildelake.org

Community Beautification Petition

We, the undersigned residents, support the beautification of the cul-de-sac (Stoneboat Row, Columbia, MD) through the installation of a community seating area featuring a bench and decorative paver design. This design is intended to encourage residents to come together and create an inviting shared space for all to enjoy. The materials used for this project will include stone pavers, paver sand, and paver rocks to ensure a level and secure platform for the bench and side tables. The proposed space will occupy approximately 10 feet across and 4 feet deep.



Resident Signatures

Printed Name	Signature	Date
Ashley Prince		5/12/24
DAVID GARDNER		5/17/26
JULIAN LEVY		5/17/26
Austin Serrano		5/30/26
Charles Bussey		5/30/26

Thank you for supporting this community improvement project.



**Village of Wilde Lake
Cul-de-Sac Beautification Grant
Application Form**

Cul de Sac Stoneboat Row

Date Received 5/12/24

Neighborhood: Running Brook

Contact Information:

Name: Ashley Prince

Address: 5072 Stoneboat Row, Columbia, MD 21044

Phone # 410-805-1486 Email: ashleycolla@gmail.com

Attached Information:

- ☒ Petition signed by at least 80% of the residents surrounding the cul-de-sac
- ☒ Plan (diagram showing plantings and other proposed modifications; to include spacing and size information.
- ☒ List of specific plant materials to be used (including style or color)

Village Approval: _____

Date: _____

Village Disapproval: _____

Date: _____

County Approval: _____

Date: _____

County Disapproval: _____

Date: _____

Reasons for denial: _____

Materials Needed for Beautification Project 2026

Cul-de-Sac for Stoneboat Row

Materials	Quantity	Total Price
12x12 Pewter Paver Squares	40	\$74.80
0.5 cu. Ft Step 1 Patio Paver Base	15	\$93.75
0.5 cu. Ft Step 1 Patio Paver Leveling Sand	6	\$35.82
		Total Cost: \$204.37

Wilde Lake Community Association Governance Committee

Mission Statement:

The Governance Committee integrates the legal framework of the Wilde Lake Village Association into daily operations and decision-making to promote an inclusive, collaborative board culture. We will work to progressively adapt policies to meet the changing needs of our diverse community.

Vision Statement:

To build a highly informed board by continuously expanding our expertise in the law, governing documents and operational best practices. We will establish a process to prioritize and update policies and procedures to ensure transparency, collaboration, and ethical practices, and implementation of those ideals into the future.

Members:

Members are comprised of the WLV Board of Directors. Residents are invited to participate and share input to help problem solve and plan the village's future together.

Objectives:

To advance the mission, the core focus areas and objectives are defined below:

1. **Legal Compliance**: Expand knowledge of legal standards to ensure board actions are aligned with governing principles.
 - a. Identify the legal framework and hierarchy of governance provisions.
 - b. Study and expand on our knowledge of laws and governance standards.
2. **Board Operating Procedures**: Establish transparent, ethical, and inclusive processes to promote decisions that reflect the Association's best interest.
 - a. Establish procedures that are consistent with legal documents and promote effective communication, collaboration, and ethical standards.
 - b. Develop board operating procedures to enable directors to effectively prepare for meetings and promote well-informed decision making.
3. **Assessment and Refinement of Standards**: Systematically prioritize and update bylaws and policies of the board to address evolving community needs.
 - a. Set practical goals by considering feasibility and costs to implement desired changes. Ensure time commitments are reasonable.
 - b. Establish a collaborative process to target, prioritize, and execute necessary changes to bylaws and general policies. Consider community challenges and changing needs.
 - c. Establish opportunities for resident participation and incorporate their input.

Legal Framework and Hierarchy of Wilde Lake Community Association:

Starting from the highest authority to the lowest operational level, the governance order dictates that every lower document must comply with the one above it.

The hierarchy applicable to the WLVA generally includes:

- State and Federal laws:
 - Maryland Homeowner Association Act (*Md. Real Property Code, Ann.*, Section 11B-101)
 - MD Code, Corporations and Associations
 - Federal law governing 501(c)(4) (pertaining to tax compliance/IRS)
- Columbia Association Declaration of Covenants
- WLVA Declaration of Covenants
- WLVA Articles of Incorporation
- WLVA By-Laws
- Board adopted policies and procedures

The provisions above most relevant to the WLVB Governance include:

1. State Laws

- [Maryland Homeowners Association Act](#)
- [Maryland Corporations and Associations Code](#)
- Authority: Any HOA rule, covenant, or procedure that directly conflicts with the law is invalid and unenforceable.
- How to Change: MD General Assembly must change the law

2. [Articles of Incorporation](#)

- What it is: The official document to establish the HOA as a corporate entity.
- Authority: Establishes the basic framework, purpose, and powers of the corporation.
- How to Change: Requires a majority of all WLVA members to adopt (i.e. approximately 1500 people need to vote)

4. Association [Bylaws](#)

- What it is: The "governing rules" of the association.
- Authority: The rules that govern the internal operations of the HOA, such as how board members are elected, how meetings are conducted, and voting procedures.
- How to Change: Requires a majority of the quorum of the WLVA to adopt (i.e. approximately 300 needed to meet quorum)

5. Policies, Procedures, Rules, & Regulations

- What it is: Day-to-day guidelines adopted directly by the Board of Directors (i.e. WLVB Handbook, Election Guidelines, or other policies and procedures)
- Authority: These are the lowest on the hierarchy.
- How to Change: Amendment by Board of Directors