



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

**September 14, 2026, 6:30pm
Slayton House, 10400 Cross Fox Lane, Columbia**

Zoom Link:

<https://us02web.zoom.us/j/87152584036?pwd=vwdbcyyKhSRzF0LbgZaT4ZYycZheVA.1>

Call to order
Roll Call

*Approval of Agenda
*Approval of Minutes (8/3/2026)

Resident Speakout *15 minutes*

Columbia Association Update – Robin Stimson, Senior Community Engagement Manager *10 minutes*

Discussion with Kimco Realty – Ryan McCoy, Director Asset Management *30 minutes*

ORDER OF BUSINESS

NEW BUSINESS

*Donation Request: Bryant Woods Elementary School PTA
Emma Curran, Fundraising Chair *5 minutes*

*Naming of the Faulkner Ridge Learning Center *10 minutes*

OLD BUSINESS

Audit Update *5 minutes*

REPORTS:

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

• CARES
AC Liaison *5 minutes*

Executive Director/Village Manager
Governance
Chair

5 minutes
5 minutes
5 minutes

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)**

August 3, 2026 – 6:30 p.m.

Slayton House, 10400 Cross Fox Lane, Columbia, MD

Video: <https://www.youtube.com/watch?v=MSaHfyUUf10>

DRAFT – Subject to Board Approval

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 public meeting was called to order at 6:32 p.m. by Chair Debbie Cappuccitti. A roll call was conducted; all directors were present with the exception of Ms. Garrett who arrived at 6:35 pm.

Approval of Agenda

Mr. Campbell suggested amending the agenda to add the presentation by Wilde Lake High School Band Boosters.

Motion by: Ms. Thorin; Seconded by: Ms. Tremblay
All in favor (4-0-0). Motion passed.
Motion to approve the amended agenda
Motion by: Ms. Thorin; seconded by: Ms. Tremblay.
All in favor (5-0-0). Motion passed.

Approval of Minutes (July 13, 2026)

Motion to approve the minutes of the July 13, 2026 meeting.
Motion by: Ms. Thorin; Seconded by: Ms. Garrett
All in favor (5-0-0). Motion passed.

Resident Speakout

The Chair recognized Vikki Garcia, Outreach Coordinator for Howard County who is attending this evening's meeting from the Office of the Howard County Executive

Special Guest Presentation: Opioid and Cannabis Community Reinvestment Fund, Dana Heilman, Opioid and Cannabis Grants Program Manager, Office of Community Resources and Services

Ms. Heilman's presentation may be viewed at 5:38 minute of video and noted the following:

- The Community Reinvestment Fund will benefit low-income individuals and families that reside in two Columbia zip codes 21044 and 21045 as identified by the State.
- It is designated to help neighbors harmed by the criminalization of cannabis.
- Requested support in promoting August 12, 2026 Town Hall and online survey

Presentation: Robin Stimson, Senior Community Engagement Manager, Columbia Association

Ms. Stimson shared information about the following Columbia Association sponsored activities:

- Prepare for Success school supply drive is underway
- Tiny Town Hall will be held at Slayton House on August 11, 2026 for residents in grades 3-5
- Lakefront Live continues with movies and music and the lake.

The presentation may be viewed at 19.53 minute of the video.

***Donation Request: Future Marchers Program – Wilde Lake High School Band Boosters – Saul Green Band Director (Action Item)**

The Future Marchers program celebrates middle school band students that will attend Wilde Lake High School. The event allows an opportunity for the middle schoolers to play with the high school band during a football game. The Future Marchers event will be held on October 15th. The band boosters attended the meeting to ask for support for the event. Mr. Green mentioned the band will perform at the Wilde Lake Fall Festival in September. The Board suggested that the band consider using Slayton House for a future event. Mr. Green will coordinate with Ms. Cooper-Kerr when this could be held.

Wilde Lake Village Board Donation Request Vote
Motion to donate \$700 to the Band Boosters
Motion by: Ms. Garrett seconded by: Mr. Campbell.
All in favor (5-0-0). Motion passed.

The presentation may be viewed at 31.11 minute of the video.

ORDER OF BUSINESS

OLD BUSINESS

Discuss Plans for Wilde Lake 60-year Anniversary Celebration – This was a discussion and no board action taken. The presentation may be viewed at 56.08 minute of the video

***Governance Committee Framework** – Ms. Cappuccitti presented a draft governance framework for board discussion. The discussion may be viewed at 1.17.36 minute of the video.

Motion to post the governance framework as a starting point and share publicly with the intention of getting feedback from the community.

Motion by: Ms. Thorin seconded by: Ms. Tremblay.
All in favor (5-0-0). Motion passed.

REPORTS (may be viewed at 1.26.20 minutes of the video.

Wilde Lake Representative to the Columbia Association Board of Directors – Bill Santos

Mr. Santos reported that the CA Board recently met. His updates may be viewed at 1.26.20 minute of the video.

Committees – CARES

See attached report submitted by the CARES Committee and presented by Ms. Cappuccitti. The presentation may be viewed at 1.26.32 minute of the video.

AC Liaison

The written Covenant Advisor report submitted by Lexi Levy Milani on behalf of AC Liaison Lonn Tremblay is attached. The presentation may be found at 1.27.46 minute of the video.

Executive Director/Village Manager

The presentation may be viewed at 1.29.23 minute of the video.

Chair

Ms. Cappuccitti noted that there will be a press conference tomorrow with the County Executive at 11am at the Faulkner Ridge Early Childhood Learning Center announcing the start of construction. The entire board is invited to the event. The Chair thanked everyone for attending the meeting. The presentation may be viewed at 1.31.07.

The Chair announced that Ben Andres, counsel from Whiteford, Taylor Preston, was on the line. Mr. Andres introduced himself to the community and noted his firm has been hired by the Association to consult on legal matters.

The Chair noted that the board will be meeting in closed session with Mr. Andres for consultation with legal counsel.

ADJOURNMENT

Motion to Adjourn the public meeting at 8:04 pm
Motion by: Ms. Tremblay seconded by Ms. Thorin.
All in favor (5-0-0). Motion passed.

CLOSED SESSION

Motion to move to closed session at 8:05 pm for consultation with legal counsel
Motion by: Ms. Garrett seconded by Ms. Tremblay
All in favor (5.0.0). Motion passed.

Directors met with legal counsel from Whiteford law firm for discussion/orientation. No action taken.

Motion to end the closed session at 9:31 pm
Motion by Ms. Tremblay seconded by Ms. Garrett
All in favor (5.0.0). Motion passed.
The closed session ended at 9:32 pm

ADJOURNMENT

**Indicates action item*

WILDE LAKE
COMMUNITY ASSOCIATION
August 17, 2026

Slayton House, 10400 Cross Fox Lane, Columbia

Special Meeting of the Wilde Lake Board of Directors

Call to order: Time: 6:33pm

Roll Call:

Present: Steve, Andrea, Felisa, Debbie, and Sharon
Absent: Lonn and Bill

Board votes to adjourn open session:

Motion to adjourn open session to discuss matters pertaining to employees and personnel

- Motion by Andrea and Felisa second
- Vote: 4-0; Motion passed
- Time: 6:35pm

Motion to enter closed session:

- Motion by Steve and Felisa second
- Vote: 4-0; Motion passed
- Time: 6:37pm

Roll Call:

Present: Steve, Andrea, Felisa, Debbie
Absent: Lonn, Bill, and Sharon

Action Taken: A motion was made by Andrea to accept the final agreement drafted and recommended by external counsel, Jackson Lewis, regarding a personnel matter.

- Motion by Andrea and Felisa second
- Vote: 4-0; Motion passed

Motion to end closed session:

- Motion by Felisa and Steve second
- Vote: 4-0; Motion passed
- Time: 6:52pm

Closed session adjourned

Wilde Lake Community Association (WLCA) Governance Committee

Mission Statement:

The Governance Committee brings together board members and community volunteers to update legal documents, policies, and procedures of the Wilde Lake Community Association (WLCA). These efforts will promote legal compliance, transparency, accountability, inclusive and collaborative representation, effective decision-making, and meaningful resident participation.

Vision Statement:

To build a highly informed board by continuously expanding our understanding of 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 WLCA Board of Directors and community volunteers.

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 seek training to expand our knowledge of laws and governance standards.
2. **Board Operating Procedures**: Establish transparent, ethical, and inclusive processes to promote decisions that reflect the WLCA'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 make sound decisions.
3. **Assessment and Refinement of Standards**: Systematically review 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 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 WLCA 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
- WLCA Declaration of Covenants
- WLCA Articles of Incorporation
- WLCA 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 conflicts is invalid
- How to Change: MD General Assembly must change the law

2. [Declaration of Covenants](#)

- What it is: Establishes rights of property owners and architecture standards
- Authority: Legally binding contract that runs with land records of WL properties
- How to Change: Affirmative vote 60% of all WLCA members

3. [Articles of Incorporation](#)

- What it is: The official document to establish the HOA as a corporate entity.
- Authority: The basic framework, purpose, and powers of the corporation.
- How to Change: Affirmative vote of 2/3s all WLCA members

4. Association [Bylaws](#)

- What it is: The "governing rules" of the association.
- Authority: Rules that govern internal operations, such as how board members are elected, how meetings are conducted, and voting procedures.
- How to Change: Requires adoption at annual meeting of the members

5. Policies, Procedures, & Rules of the Board

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

Covenant Advisor Report: August 3, 2026
On behalf of the Architectural Committee Liaison

RAC Activities:

The RAC considered applications twice in July:

- On July 14, the committee considered seven applications. One was tabled as the committee had questions and the applicant was not present; the other six were approved as submitted.
 - I updated the applicant whose application was tabled on July 15 but did not hear back from him until immediately prior to the meeting on July 28. We are currently working through the RAC's concerns.
- The committee considered five applications at our meeting on July 28. All were ultimately approved as submitted.

Two Fast Track applications were also received in the month of July. Both were approved.

Compliance Inspections:

Just five requests for compliance inspections were received in July. We are probably reaching the end of the busiest part of the season. I continue to reach out to realtors when I see properties in Wilde Lake go on the market.

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

I have not heard anything from this property owner since my email of July 9. I will reinspect this week. The next scheduled hearing is September 1, 2026.

4938 Reedy Brook Lane

The property owner here was served on July 10, so we are currently waiting to see if he files a response; if so, a hearing date will be scheduled.

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

Covenant Advisor Report: September 14, 2026
On behalf of the Architectural Committee Liaison

RAC Activities:

The RAC considered applications twice in August:

- On August 11, the committee considered two applications. Both were approved as submitted.
- On August 25, the committee considered six applications, including an application which was initially tabled on July 14. Four applications were approved as submitted, and two were approved with modifications/conditions.
 - The previously tabled application was approved with modifications/conditions. The applicant was able to attend this meeting and responded to all the committee's concerns, so they were able to reach a mutually satisfactory agreement.

One Fast Track application was also submitted and approved in August.

Compliance Inspections:

I received seven requests for compliance inspections in August. This is comparable to the numbers in August 2025 (6 requests) and 2024 (5 requests).

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

Upon the advice of counsel at our hearing on Sept. 1, this property owner was given until December 15 to remedy the issues remaining from the summary judgment received in WLCA's favor back in 2023. Judge Kramer was appreciative of WLCA's continued efforts to work with this property owner and emphasized the importance of finishing the work. The house is currently in foreclosure although the owner hopes to redeem it.

4938 Reedy Brook Lane

The defendant in this case has not filed any response, so the file is with a judge for review so far as counsel is aware. Hopefully we will be awarded the summary judgment we requested.

We always welcome WLVB members at RAC meetings, held the second and fourth Tuesdays of most months. 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



WILDE  LAKE
COMMUNITY ASSOCIATION

FALL FESTIVAL

September 26, 2026
12:00 - 4:00 pm



Wilde Lake Park
10006 Hyla Brook Road
Columbia, MD

Food * Games * Music

www.wildelake.org