



**Owen Brown Village Board Meeting  
January 7, 2025  
Owen Brown Community Association  
6800 Cradlerock Way, Columbia, MD 21045**

Approved: 2-4-2025

The Board of Directors of the Owen Brown Community Association, Inc. conducted its regular meeting of the Board on Tuesday, January 7, 2025, at the Owen Brown Community Center.

*Present:* Chair, Brad Butler; Vice-Chair, Linda Ortiz-Byrd; Bob Golibersuch; Mae Beale; Adil Ahmed; CA Rep., Michael Golibersuch and OBCA Secretary/Manager, Craig Barton

*Not Present:* none

**1. Call to Order**

Brad called the meeting to order at 7:01 PM.

**2. Approval of agenda**

Approved by consent

**3. Announcement of Closed/Special Meetings Held**

The Owen Brown Board of Directors held a closed meeting on December 10 and 15, 2024, at the Owen Brown Community Center and via Zoom, respectively. Members present were Chair, Brad Butler, Mae Beal, Adil Ahmed, Bob Golibersuch and Linda Ortiz-Byrd. The vote to close the meetings was 5-0-0. The closed meetings was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property §11B-111(4)(i), Discussion of matters pertaining to employees and personnel. The meetings were closed from 7:51 p.m. until 9:26 p.m. and from 1:48 pm until 1:53 pm, respectively.

**4. Consent Item**

**Closed Minutes from December 10 & 15, 2024 approved by consent.**

**5. Approval of the Minutes of December 10, 2024**

Approved by consent.

**6. Invited Guest**

Jason Heath and Steve Boswell from CA came to discuss proposed changes to the OB-15 Brush Run and OB-17 Windbell Way play areas. Jason stated that they will receive comments from the community over the next month and return to a future board meeting to answer any additional questions or concerns and/or share any comments received.

**7. Resident Speak Out**

None

**8. Previous Action items**

Were reviewed and completed.

**9. Appointment of Village Manager**

Motion by Linda to appoint Ilana Sambuco-Paul the new Village Manager, which includes the roles of Secretary and Treasurer of the Board of Directors and the authorized agent of the Association for all legal and financial matters. Seconded by Mae. All in favor.

**10. Covenant Infractions**

Motion by Adil to send a 15-day notice to 7053 Knighthood and 7171 Peace Chimes. Seconded by Bob. All in favor.

Motion by Adil to send a 15-day notice to 6372 Shadowshape and 9218 Tunemaker with the discussed corrections. Seconded by Linda. All in favor.

**11. Discussions**

**Gateway Master Plan** – Brad and Mike updated the Board on the latest developments and upcoming meeting schedule for the plan.

**Letter to CA Open Space re Snowplowing**

Motion by Bob to send proposed letter to CA requesting that they refrain from plowing a certain section of pathway to allow for snow sledding. Seconded by Adil. All in favor.

**12. Reports**

Village Manager – a written report was submitted.

CA Rep – a written report was submitted.

**13. Review of action items**

None

**14. Adjournment**

The meeting was adjourned at 8:28 pm.

Respectfully submitted,  
Craig Barton