

Oak Creek Club Homeowners Association  
14505 Mary Bowie Parkway  
Upper Marlboro MD, 20774

**Elections Committee Meeting Minutes (1st Meeting - 2026)**  
**Tuesday, February 17, 2026, @ 6:30 pm**

Pamela Rachal called the Elections Committee Meeting to order at 6:34 pm (ET).

**Minutes Taker:** Yolanda Ricks – Secretary

**Committee Members in Attendance:**

- Jessica Hill – HOA Board Chair, Committee Member (partial attendance - due to schedule)
- Pamela Rachal – Chair
- Yolanda Ricks – Secretary

**Residents in Attendance:**

- Danielle Telesford

**Camp Representative:**

- TaShawn Andrews, for first 45 minutes of meeting.

**Old Business:**

**1. Approval of meeting minutes for January 20, 2065:**

- Pam Rachal motion to approve meeting minutes for January 20, 2026. Yolanda Ricks seconded the motion. The motion passed unanimously.

**2. Discussion of Meeting Agenda**

- Pam Rachal indicated that tonight's meeting would focus on 1) Update on any feedback from CAMP/Board regarding the October 2025 MD HOA Act legislative impact on the 2026 elections such as the effect on counting ballots and CAMP's role in validating resident eligibility, etc. See Title 11B-118 of the Maryland HOA Act; 2) Review of proposed timeline for the 2026 Board Election; and, 3) Review of a draft of Pam Rachal's Summary of Actions, Responsibilities and Deliverables document.

**3. Update on Feedback from CAMP/Board regarding the October 25, 2025 changes to the MD HOA Act and impact on the 2026 elections.**

- o TaShawn Andrews/CAMP indicated that they had placed a call to the HOA Counsel Ray Via for input for how the MD HOA Act changes would affect the upcoming 2026 voting. Yolanda Ricks gave a review of changes to the MD HOA Act effective October 2025, which included requirements for a third party, like VOTE HOA Now to be more involved in the counting of ballots and elections results. Pam Rachal indicated we need to get CAMP/Board Counsel to decide how CAMP and if CAMP can provide a third-party vendor with information on who is eligible to vote. Yolanda Ricks indicated we should move to electronic voting because this would save money on mailings and indicated we should ask the Board Counsel about this, in light of the MD HOA Act changes. In addition, as the subject of the changes to the MD HOA Act were discussed at the last elections meeting, in response to Board Chair Jessica Hill's question regarding whether Elections was drafting Board Resolution language for the MD HOA Act changes, Yolanda Ricks indicated we need Board Resolution language from Ray Via to prepare any election procedure changes that would have to be changed by Board Resolution and presented to the Board for approval. Yolanda Ricks noted that committee members may not independently seek legal counsel without going through CAMP and/the designated Board Liaison. The Committee also discussed that at some point the Board may want Ray Via to discuss the MD HOA Act changes at an upcoming Town Hall meeting.

#### **New Business:**

##### **1. Review of 2026 Elections Timeline.**

- o Pam Rachal reviewed the 2026 Elections timeline.

##### **2. Review of Summary of Actions, Responsibilities and Decisions (SARD) Document.**

- o Pam Rachal discussed the SARD and indicated that this document was originally prepared for CAMP Manager, Femi Aje, since he was new to Oak Creek and since the Assistant Manager, TaShawn Andrews was on leave during the latter half of the 2025 Election. The SARD document will provide a clear delineation of roles and responsibilities between the Elections Committee and CAMP.
- o Pam Rachal indicated the need to document a clear delineation of roles and responsibilities between the Elections Committee, the Board and CAMP (which is now required by the Maryland HOA Act). Pam Rachal indicated that she would complete a final draft of the Lessons Learned document and 2026 elections timeline dates within the next two weeks.

#### **Resident Forum:**

- o No comments from residents.

### **Completed Tasks:**

1. Yolanda Ricks completed the meeting minutes for the January 20, 2026, Elections Committee meeting.
2. Pam Rachal completed an Elections 2026 Draft Timeline and a Draft Summary of Actions, Responsibilities and Decisions SARD document.

### **Elections Committee New Tasks:**

1. **ACTION ITEM:** Pam Rachal indicated she will complete a final draft of the Lessons Learned document and 2026 elections timeline dates within the next four weeks.
2. **ACTION ITEM:** Committee members to provide comments to Pam Rachel on her SARD document by March 10, 2026.

### **CAMP Tasks:**

1. **ACTION ITEM:** CAMP will coordinate a meeting with CAMP/the Elections Committee/ and Board counsel Ray Via, concerning how the Board Counsel suggests the Elections Committee initiate changes to the MD HOA Act regarding elections, ballots and preparation of a required Board Resolution.
2. **ACTION ITEM:** In addition, CAMP/ is to initiate discussions with the Elections Committee and Board Counsel concerning whether the MD HOA Act changes will allow a change to 100% electronic voting, or how the Elections Committee will initiate procedural changes to handling paper ballots in light of the changes in the MD HOA Act.
3. **ACTION ITEM:** CAMP to inform the Elections Committee Members when they will receive an official Oak Creek HOA email address.

### **Adjournment:**

Pam Rachal made a motion to adjourn the meeting. Yolanda Ricks seconded the motion. The motion passed unanimously. Ms. Rachal adjourned the meeting at 7:50 pm (ET).

**Next Meeting:** Third Tuesday of every month at 6:30 pm. The next meeting is March 17, 2026, at 6:30 pm.