

MINUTES OF MEETING
STEDWICK HOMES CORPORATION

Board of Directors

November 17, 2021

A regular meeting of the Stedwick Homes Corporation Board of Directors was held at 7:30p.m. on Wednesday, November 17, 2021, as a virtual ZOOM meeting.

Directors Present

Keith Silliman, President
Dana Hollis, Vice President
Nancy Horn
Myrtle Engram
Erica Bellavia, Treasurer
Audrey Houser
Kal El Waters-Jones

Directors Absent

Andres Guzman
Christopher Leishear

Others Present

Karen Kodjanian, Director of Community Management
Martha Cruz, Community Manager
Susan Yoffe, Recording Secretary
7 Residents

1. Representatives from JB Kline Landscaping

Jason Kilmore and Brian Kline were present to introduce themselves, provide backgrounds and roles in the JB Kline organization to the Board and residents present.

2. Resident Time

Resident present at the meeting noted the following:

- The leaves from the Oak trees in the Ridges are falling later and later in the season.
- Forty-three residents signed a petition concerning the later leaf shedding and early pickup schedule.
- Schedule of leaf removal at the entrance of the Ridges should be adjusted to when the leaves are falling, not a set schedule for the entire Stedwick Community.

3. Call Meeting to Order

Mr. Silliman, President, presided. He called the meeting to order at 7:41 p.m., with a quorum present.

4. President's Remarks

Mr. Silliman noting that the Parking Policy is not on the agenda for this meeting. There was a 4/3 vote not to move forward with the proposed policy amendments. Therefore, the current Parking Policy remains in force. Resolution for issues of expansion of the policy for units with/without garages and driveways will be submitted to the Board by Mr. Silliman for consideration at the January 2022 Board meeting. Ms. Horn volunteered to survey the community concerning the parking spaces.

5. Approve Minutes of the Meeting Held October 20, 2021

Ms. Horn moved to approve the minutes of the meeting held October 20, 2021, as corrected. The motion was seconded and passed unanimously.

6. Financial Matters

a. Consider and Approve Financial Statements for October 2021

Ms. Bellavia moved to approve the financial statements for October 2021 as presented. The motion was seconded and passed unanimously

7. Management Report

Ms. Kodjanian and Ms. Cruz submitted the Management Report noting the following:

- Potomac Disposal has been sold to Pink Trash Company Inc effective January 1, 2022. This will be addressed under New Business.

7. Old Business

None

8. New Business

a. Trash Contract

Ms. Kodjanian and Ms. Cruz reported that the new rate proposal from the Pink Trash Company effective January 1, 2022, would be an increase from \$5.80 per unit per month to \$10 per unit per month. The rate effective January 1, 2023 would increase to \$15 per unit per month with a reduction to one (1) pickup per week.

Management received a proposal from J&J Trash in the amount of \$7.50 per unit per month with a minimum of one (1) year and an option for a second year.

Mr. Waters-Jones moved to accept the proposal from J & J Trash for the trash removal contract beginning January 1, 2022, for a period of one (1) year at a rate of \$7.50 per unit per month. The motion was seconded and approved with a vote of six in favor and one opposed.

9. Committee Reports

- Maintenance & Greenspace – Ms. Houser reported on the lengthy inspection and the new list of tree concerns, winter projects including area cleanups, bulk trash pickups from greenspace and concern from unit owner regarding the tree roots destroying driveways and request for arborist review.
- Improvements & Lighting – Management is working with PEPCO concerning lighting issues and inactive meters.
- Pavement, Curbs & Storm Drains – Mr. Kodjanian reported that management has not received any pricing yet from JB Kline for repairs based on their inspection.
- Safety – No Report
- Private Property Maintenance – Reinspection is currently in progress.
- Audit/Budget/Reserves – No Report
- Communications – No Report
- Government & Public Utilities – The Montgomery County Planning Board will conduct a public hearing on December 9, 2021, concerning the I270 Transit Plan.

10. Adjournment of Regular Board Meeting

Ms. Engram moved to adjourn the regular meeting at 8:21 p.m. The motion was seconded and passed unanimously.

There being no further business, the meeting was adjourned at 8:21 p.m. The reports, authorizations and other documents presented at the meeting have been initialed for identification and attached hereto or filed in the offices of the Montgomery Village Foundation

Approved: _____

Susan Yoffe
Recording Secretary