

STEDWICK HOMES CORPORATION

ANNUAL MEETING

March 17, 2021

An Annual Meeting of the Stedwick Homes Corporation was held at 8:00 p.m. on Wednesday, March 17, 2021 as a virtual ZOOM meeting.

Directors Present

Keith Silliman, President
Nancy Horn
Myrtle Engram
Terry Henderson
Dana Hollis
Sam Korper
Andres Guzman
Audrey Houser
Erica Bellavia, Treasurer

Directors Absent

Others Present

Karen Kodjanian, Director of Community Management
Susan Yoffe, Recording Secretary
18 Residents

1. Annual Statement by President

Mr. Silliman, President, presided. He called the meeting to order at 8:00 pm with a quorum present. He reported on the 2020-year essential functions continuation at a reduced rate, meetings continued to be held however via ZOOM, expenses continue to be under budget, trees planted, parking problems to be resolved, and trash in the common area greenspace. Thank you to the Board members, residents, management and contractors for their hard work this past year and to continue through 2021 with the efficiency of maintenance and resolution of resident concerns.

2. Treasurer

Erica Bellavia noted that 2020 was a challenging year financially. However, the expenses were under budget, there was a \$19K surplus at the end of the year and the Reserve contributions were on schedule. At December 31, 2020 there was \$104K in the Operating Account and \$1.9M in the Reserve Account.

3. Election

Management reported that there are currently three (3) open positions on the Board. The counting of the votes was done remotely by management staff, Karen Kodjanian, April Steward and non-candidate board members, Keith Silliman, Erika Bellavia, and Nancy Horn.

Dana Hollis, Audrey Houser and Kal El Waters Jones were elected to the Board of Directors by acclamation.

Nancy Horn was elected as MVF Representative and Sam Korper elected as Alternate MVF Representative by acclamation.

4. Questions/Answer Period

None

5. Approval of Annual Meeting Minutes – September 2020

Ms. Houser moved to approve the minutes of the Annual Meeting held September 16, 2020 as presented. The motion was seconded and passed unanimously.

7. Adjournment of Annual Meeting

Ms. Houser moved to adjourn the Annual meeting at 8:09 p.m. The motion was seconded and passed unanimously.

There being no further business, the meeting was adjourned at 8:09 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