

**MINUTES OF MEETING**  
**STEDWICK HOMES CORPORATION**

**Board of Directors**

**March 16, 2022**

A regular meeting of the Stedwick Homes Corporation Board of Directors was held at 7:00p.m. on Wednesday, March 16, 2022, as a virtual ZOOM meeting.

**Directors Present**

Keith Silliman, President  
Dana Hollis, Vice President  
Audrey Houser  
Kal El Waters-Jones  
Christopher Leishear  
Nancy Horn (7:31)

**Directors Absent**

Andres Guzman  
Myrtle Engram  
Erica Bellavia, Treasurer

**Others Present**

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

**1. Resident Time**

A resident requested that one (1) ZOOM link be established for all meetings so that the residents do not need to request a different link for each meeting.

**2. Call Meeting to Order**

Mr. Silliman, President, presided, calling the meeting to order at 7:05 p.m., with a quorum present.

**3. President's Remarks**

No Report

**4. Approve Minutes of the Meeting Held February 16, 2022**

**Mr. Waters-Jones moved to approve the minutes of the meeting held February 16, 2022, as presented. The motion was seconded and passed unanimously.**

**5. Financial Matters**

**a. Consider and Approve Financial Statements for February 2022**

**Ms. Houser moved to approve the financial statements for February 2022 as presented. The motion was seconded and passed unanimously**

## **6. Management Report**

Ms. Cruz submitted the Management Report noting that the revisions requested to the parking policies were made and sent to be posted on the website. Notice to the membership is scheduled to be mailed.

## **7. Old Business**

### **a. Notice Concerning the Trash Containers**

**Mr. Waters-Jones moved to authorize management to send to the membership the notice submitted with minor edits and to be translated into Spanish also. The motion was seconded and passed unanimously.**

**THIS MEETING WAS TEMPORARILY ADJOURNED AT 7:14PM TO THE ANNUAL MEETING AND RECONVENED AT 7:31PM**

**As the Reconvened meeting resumed:**

### **Directors Present**

Dana Hollis  
Audrey Houser  
Kal El Waters-Jones  
Christopher Leishear  
Nancy Horn  
Cliff Bailey Jr  
Brenda Hartwig

### **Directors Absent**

Andres Guzman  
Erica Bellavia

### **Others Present**

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

## **8. New Business**

### **a. Election of Officers**

**Motions were made, seconded, and passed unanimously for the following officer positions for the next year:**

- **President – Dana Hollis**
- **Vice President - Kal El Waters Jones**
- **Treasurer – Erica Bellavia**

### **b. Appointment of Committees**

**Ms. Hartwig moved to maintain the committees as is for the next year. The motion was seconded and passed unanimously.**

## 9. Committee Reports

- Maintenance & Greenspace – Ms. Houser reported on the March inspection and the damage done by the ice storm, as of February 28<sup>th</sup> \$13,378 were paid for twelve trees removed.

**Mr. Waters-Jones moved to authorize another \$20,000 from reserves for tree removal during 2022. Motion was seconded and passed unanimously.**

- Improvements & Lighting – No Report.
- Pavement, Curbs & Storm Drains – Storm drains will be addressed in the spring.
- Safety – A reminder to the residents should be posted on the website to lock their vehicles.
- Private Property Maintenance – Next inspection will take place at the end of April/beginning of May.
- Audit/Budget/Reserves – 2021 audit is in progress.
- Communications – No Report.
- Government & Public Utilities – No Report.

## 10. Adjournment of Regular Board Meeting

**Mr. Waters-Jones moved to adjourn the regular meeting at 8:17 p.m. The motion was seconded and passed unanimously.**

There being no further business, the meeting was adjourned at 8:17p.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