

# STEDWICK HOMES CORPORATION

## ANNUAL MEETING

**March 16, 2022**

An Annual Meeting of the Stedwick Homes Corporation was held at 7:14 p.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

### **Directors Absent**

Andres Guzman  
Nancy Horn  
Myrtle Engram  
Erica Bellavia, Treasurer

### **Others Present**

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

#### **1. Annual Statement by President**

Mr. Silliman, President, presided. He called the meeting to order at 7:15 pm with a quorum present.

Mr. Silliman reported on the 2021 was disrupted by the pandemic, however, during the year essential functions continued at a reduced rate; meetings continued to be held via ZOOM; the financial position remains strong with an unaudited financial statements indication of a 3% surplus; late in the year, the current trash contractor announced a very significant increase in collection fees and a new contractor's bid was accepted by the board, however this resulted in the 2022 trash collection fees being above the budgeted amount; the community has lost many of its mature trees to storm damage and end of life conditions; streets and parking areas in the Clusters I community were repaved; significant erosion problems in the Heights and the Ridges communities were reviewed with an erosion control contractor and coordination activities with government organizations are underway; we continue to have parking problems and the dumping of trash in greenspace areas in many of our communities; and the Board has worked hard to revise our parking policy, parking rules and regulations and towing policy to address the parking problems. The dumping of trash and the placement of trash at the curb for collection in plastic

bags is a vexing problem as raccoons, opossums, birds and even deer break open the plastic bags to eat and scatter the contents, and broken open bags and scattered trash encourage rats and mice. The smooth operation of the Stedwick Homes Corporation resulted from the cooperative efforts of our Board of Directors, management team, contractors, and residents. Thanks to all our Board members for volunteering their time and efforts, to community manager, Martha Cruz, and her team, and to all our contractors; Audrey Houser, our maintenance chair, deserves a special thank you for her tireless efforts working on maintenance related items, from evaluation of the problems through their correction, and approval of final payment for the work accomplished. Thank you to Myrtle Engram, a retiring board member, for her service on the Stedwick Homes Corporation Board of Directors.

**2. Treasurer**

No Report

**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 with results as follows:

Erica Bellavia, Cliff Bailey Jr, and Brenda Hartwig were elected to the Board

Kal El Waters-Jones was elected as MVF Representative, and Andres Guzman was elected as Alternate MVF Representative.

**4. Questions/Answer Period**

A resident noted the loss of the YMCA and golf course and suggested that the Watkins Mill Recreation Center provide a walkable pool instead of a pickleball court.

**5. Approval of Annual Meeting Minutes – March 17, 2021**

**Mr. Waters-Jones moved to approve the minutes of the Annual Meeting held March 17, 2021, as amended. The motion was seconded and passed unanimously.**

**7. Adjournment of Annual Meeting**

**Mr. Waters-Jones moved to adjourn the Annual meeting at 7:30 p.m. The motion was seconded and passed unanimously.**

There being no further business, the meeting was adjourned at 7:30 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