

HILLANTRAE HOMEOWNERS ASSOCIATION, INC.
Minutes of the Regularly Scheduled Board of Directors Meeting
Online - 6:30PM
Monday, February 3, 2025

The meeting was called to order at 6:34 pm. Jeryce Sims, Richard Brown, Josette Beverly, Margaret Rose and Stephanie Bobo were present representing the Board of Directors and thereby establishing a quorum. There were thirty-one (31) homeowners present. Marshall E. Hunter, CMCA, AMS represented Maredith Management, AAMC. Introductions were made.

ADDITIONS/CHANGES TO THE AGENDA: On motion duly made by Mr. Brown seconded by Ms. Rose, and unanimously carried; *the board accepted the agenda as presented.*

MINUTES: On motion duly made by Ms. Beverly, seconded by Mr. Brown, and unanimously carried; *the October 21, 2024 Board of Directors meeting minutes were approved as written.*

FINANCIALS: On motion duly made by Ms. Rose, seconded by Mr. Brown, and unanimously carried; *the board accepted the October 2024 – December 2024 financials as being received.*

COLLECTION STATUS: The most recent collections report from Helfrich and deLozier was shared with the board via email prior to the convening of the meeting.

A. Bad Debt Write Offs (0)

OLD BUSINESS: None

NEW BUSINESS:

- A. Ratification – Locking Pet Waste Bin and Installation** - On motion duly made by Ms. Rose, seconded by Mr. Brown, and unanimously carried; *the board ratified the contract with PoopScoop Troopers in the amount of \$375.00.*
- B. Ratification – Resignation of AECC Chair – Al Pate** - On motion duly made by Ms. Rose, seconded by Mr. Brown, and unanimously carried; *the board ratified the resignation of Mr. Pate from the AECC.*
- C. Ratification – Board Appointment of AECC Chair – Kerel Mercer** - On motion duly made by Ms. Rose, seconded by Mr. Brown, and unanimously carried; *the board ratified the appointment of Mr. Mercer to the AECC Chair position.*
- D. Ratification – Treats for Trunk or Treat Social Event** - On motion duly made by Ms. Rose, seconded by Mr. Brown, and unanimously carried; *the board ratified the reimbursement to Mr. Richard Brown in the amount of \$350.30.*
- E. Ratification – Welcome Basket** - On motion duly made by Ms. Rose, seconded by Mr. Brown, and unanimously carried; *the board ratified the reimbursement to Ms. Tawanda Williams in the amount of \$127.17.*
- F. Ratification – Holiday Decorating Contest Winners** – On motion duly made by Ms. Rose, seconded by Mr. Brown, and unanimously carried; *the board ratified the Holiday Decorating Contest Winners: 1st Place \$150.00 (12900 Jervis St) – 2nd Place \$100.00 (12500 Tobias Ct) – 3rd Place \$75.00 (12807 Jervis St).*
- G. Ratification – Holiday Decorating Contest Honorable Mentions** – On motion duly made by Ms. Rose, seconded by Mr. Brown, and unanimously carried; *the board ratified the Holiday Decorating Contest Honorable Mentions: \$25.00 (13103 Jervis St) – \$25.00 (12505 Tobias Ct) – \$25.00 (12503 Minnehan Ct) – \$25.00 (12703 Piscataway Landing Dr).*

COMMITTEE REPORTS:

- A. Architectural Review (AECC) – Mr. Kerel Mercer** – Mr. Mercer thanked Mr. Pate for his years of service and welcomed Mr. Irby to the AECC. He reported three applications were approved YTD and three more were under review. Mr. Mercer concluded his report by informing the membership homeowner lack of adherence to the exterior alteration application instructions continues to be the primary reason for delays in application processing.
- B. Community Day – Ms. Robyn Williams** – No report
- C. Hospitality Committee – Ms. Tawanda Williams** – No report
- D. Christmas – Ms. Sakina Kingwood** – No report
- E. Information Technology Committee – Mr. Mike Toussaint** – No report
- F. Community Liaison – Ms. Venetia Brown** – Ms. Brown thanked homeowners for joining the recent meeting regarding the new development being constructed near Hillantrae. She reminded homeowners the water main replacement project will begin in the Spring and could last a year or more. She informed the membership she would try to have a WSSC rep attend a future meeting with the community to answer any questions about the upcoming water main replacement project.
- G. Yard Sale Committee – Mr. Edward Deshields** – No report

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H. Neighborhood Watch Committee – Mr. Brandon Harris – No report

OUTSTANDING ISSUES FOR MANAGEMENT ATTENTION: None

CAA (Council on Architecture & Aesthetics) VIOLATIONS: The current Covenant and Architectural reports are available to the board by logging on to the Vantaca portal.

HOMEOWNER FORUM: In accordance with Article 11B-111 of the Maryland HOA Act, a homeowner's forum was conducted. Topics of discussion included:

- Water pressure issues
- Bank website concerns
- Violations
- Eblast list
- Community Day
- Pet waste station damage
- Security
- Snow removal

GIFT CARD RAFFLE. Ms. Amentia Johnson of 3603 Kidder Road won the Association's gift card raffle and received a \$25.00 Darden's restaurant gift card.

ADJOURNMENT: On motion duly made by Mr. Brown, seconded by Ms. Rose, and unanimously carried; the meeting adjourned at 7:37 pm.

Respectfully Submitted:

Approved at a Regularly
Scheduled Board Meeting:

Marshall Hunter, CMCA, AMS
Community Liaison
Maredith Management, AAMC
Managing Agent for Hillantrae HOA, Inc.

Secretary
Board of Directors