

HILLANTRAE HOMEOWNERS ASSOCIATION, INC.
Minutes of the Annual Meeting
Online, 6:30 PM
Monday, May 12, 2025

The meeting was called to order at 6:49 pm. Stephanie Bobo, Richard Brown, Josette Beverly, Margaret Rose and Jeryce Sims were present, representing the Board of Directors. There were forty-two (42) households represented. Major Chad Schmick was present representing the PG County Police Department. Management was represented by Marshall E. Hunter, CMCA, AMS of Maredith Management, AAMC.

ROLL CALL AND CERTIFICATION OF PROXIES: Introductions were made. Management verified 10% of the membership was represented at the meeting.

APPROVAL OF MINUTES OF PRECEDING MEETING: Upon motion duly made by Ms. Rose, seconded by Ms. Garnett and unanimously carried; *the 2024 Annual Meeting Minutes were approved as written.*

DISTRIBUTION OF FINANCIAL REPORTS: The most recent income/expense statement and balance sheet were distributed to the membership.

REPORTS OF OFFICERS: The board requested management review the balance posting process in the portal. Management detailed how credit balances appear, how to know when you have an assessment coming up and for what amount and when payment will be late.

GUEST SPEAKER: Major Chad Schmick with the PG County Police Department provided the membership with an overview of crime stats and trends from in and around the community. He then answered questions from the membership in attendance. Topics of conversation included:

- Car theft
- Notifying police when there is an issue
- Monthly Newsletter
 - The board has requested management reach out to Major Schmick to get a copy of the monthly newsletter from the PG County Police Department moving forward so it may be shared with the community.
- Scams
- Fob spoofing
- Cars parking at park after hours
- Loitering at park after hours
- Neighborhood Watch
- Upcoming meeting with police in evening in June
- July 4 illegal fireworks at the park, requested heightened police presence on the 4th

REPORTS OF COMMITTEES:

- A. Architectural Review (AECC) – Mr. Kerel Mercer** – Mr. Mercer reported there is one application in the queue currently. He reminded owners to review the governing documents and the exterior alteration application prior to submitting to be familiar with what is required for each application. He provided friendly reminders regarding frequent erroneous application submissions the committee has reviewed to assist the membership with submitting applications correctly and with requests that are approvable per the guidelines and covenants.
- B. Community Day – Ms. Robyn Williams** – President Sims reported Community Day will proceed this year and will likely take place on September 14 or September 21. More details will be reported at the July board meeting.
- C. Hospitality Committee – Ms. Tawanda Williams** – She reported there were a couple new move-ins, and she will deliver the welcome packages to the new owners before the end of the week.
- D. Christmas – Ms. Sakina Kingwood** – She reported everything went smooth last year and is hopeful for more volunteers this year.
- E. Information Technology Committee – Mr. Mike Toussaint** – He reported the website is down and should be up within the next week.
- F. Community Liaison – Ms. Venetia Brown** – Ms. Brown provided a detailed report to the membership in attendance reminding owners of upcoming county events, providing them with friendly reminders (prune low hanging bushes encroaching over sidewalk, do not block sidewalks when parking, pet reminders, etc.) and provided an update on the upcoming water main project. She reported once she has the dates the work will be completed, she will have that disseminated to her eblast group.
- G. Yard Sale Committee – Mr. Edward Deshields** – No report.
- H. Neighborhood Watch Committee – Mr. Brandon Harris** – President Sims reported the board is considering the possibility of hiring off-duty officers to patrol the community on July 4 likely from 7:00 pm – 1:00 am to prevent illegal

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fireworks from being shot off. She encouraged homeowners to volunteer for the Neighborhood Watch by emailing Management.

NOMINATION & ELECTION OF DIRECTORS: There were two (2) seats available for election on the Board of Directors, each for a three (3) year term ending in 2028.

The floor was opened for nominations with Mr. Richard Brown and Mr. Rodney Rose being nominated. Upon motion duly made by Ms. Beverly, seconded by Ms. Garnett, and unanimously carried; ***the floor was closed for nominations. Both nominees addressed the membership in attendance regarding why they wanted to serve on the board. Mr. Richard Brown and Mr. Rodney Rose were elected to the Board of Directors for a three (3) year term ending in 2028 by acclamation.***

UNFINISHED BUSINESS: Treasurer Rose reported Management could ignore her voicemail from earlier today.

NEW BUSINESS: None

HOMEOWNER FORUM: In accordance with Article 11B-111 of the Maryland Homeowners Association Act, the board held a Homeowner Forum. Topics of discussion included.

- Contractors measuring path at park entrance
 - The board has requested that management follow-up with the M-NCPPC to obtain details on the path widening construction project at the park.
- PG County Police Department Newsletter

GIFT CARD RAFFLE: Mr. Earl Russell of 12320 Hillantrae Dr. won the Association's gift card raffle and received a \$25.00 Panera gift card.

ADJOURNMENT. As there was no further business, on motion duly made by Mr. Brown, seconded by Mr. Dula and unanimously carried, the meeting adjourned at 9:01 pm.

Respectfully Submitted:

Approved at the next
Annual Meeting:

Marshall Hunter
Association Management Specialist (AMS)
Maredith Management, AAMC
Managing Agent for Hillantrae Homeowners Assn., Inc.

Secretary
Board of Directors