

HILLANTRAE HOMEOWNERS ASSOCIATION, INC.
Minutes of the Regularly Scheduled Board of Directors Meeting
Online - 6:30PM
Monday, October 21, 2024

The meeting was called to order at 6:32 pm. Jeryce Sims, Richard Brown, Josette Beverly and Stephanie Bobo were present representing the Board of Directors and thereby establishing a quorum. Margaret Rose arrived to the meeting at 6:40 pm. There were thirty (30) homeowners present. Marshall E. Hunter, CMCA, AMS represented Meredith Management, AAMC. Introductions were made.

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

MINUTES: On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the July 15, 2024 Board of Directors meeting minutes were approved as written.***

FINANCIALS: On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board accepted the July 2024 – September 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. 2025 Budget and Billing Packet** - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board approved the 2025 budget and billing packet contents as presented.***
- B. Ratification - 2024 Holiday Lights Installation and Storage** - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the contract with Stoney Creek in the amount of \$3,076.87.***
- C. Ratification - 12425 Hillantrae Drive Dead Tree Removal** - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the contract with Outdoor Creations in the amount of \$530.00.***
- D. Ratification - Community Entrance Browning Trees** - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the contract with Outdoor Creations in the amount of \$985.00.***
- E. Ratification – Reserve Study Update** - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the contract with Miller Dodson in the amount of \$2,195.00.***
- F. Ratification - 3603 Jervis Street Dead Pine Tree Removal** - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the contract with Outdoor Creations in the amount of \$935.00.***

COMMITTEE REPORTS:

- A. Community Liaison – Ms. Venetia Brown** – Ms. Brown provided the membership with the following written report during the meeting. Nov 2024, 9am-11am District 9 Councilman Sydney Harrison's Community Clean Up event. Shred & Bulk Trash Day at Clinton Baptist Church 8701 Woodyard Rd, Clinton. On the 23 Nov 2024, 1-3pm District 9 Councilman Harrison Thanksgiving Food Box Giveaway, arrive early! Only one box per vehicle! Frederick Douglas High School 8000 Croom Rd, Upper Marlboro, MD • VOTE: Exercise your right to Vote. County website: <https://www.princegeorgescountymd.gov/departments-offices/board-elections>. Early Voting 24-31 Oct 2024, 7am – 8pm. General Election 5 Nov 2024, 7am – 8pm. Flu & Covid Shots: it's that time of year with various viruses running rampant. Reminder to get your flu and Covid immunizations.
- B. Architectural Review (AECC) – Mr. Al Pate** – Mr. Pate reported on the AECC's selection to join the committee. He has requested access is provided to the newest member by November 10. Mr Pate reported he is willing to stay on the committee for training purposes until March 2025 if necessary.
- C. Community Day – Ms. Robyn Williams** – No report
- D. Hospitality Committee – Ms. Tawanda Williams** – No report
- E. Christmas – Ms. Sakina Kingwood** – Ms. Kingwood reminded the membership judging for the contest would take place on December 21 at 6:00 pm. She requested the board award prizes to honorable mentions per her request that was previously declined.
- F. Information Technology Committee – Mr. Mike Toussaint** – Mr. Toussaint reported he would link the Meredith portal on the Association's website. He reported all other recent requests for additions have been completed.

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- G. Yard Sale Committee – Mr. Edward Deshields – No report**
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:

- Slanderous flyer
- Trunk or Treat event
- Community Day
- Pond area complaint
- Teens with BB guns shooting geese
- Dogs off leash
 - The board has requested that management include a reminder about leash laws in the next mailer that goes out to the membership.
- Resale packages
- Home businesses
- Keep dogs on leash signage
- Speed bumps
 - The board has requested that management have the county complete another traffic study on the Association's streets. The last one was completed in 2022, and the board would like to see if anything has changed and if the Association would qualify for any speed remediation efforts.

GIFT CARD RAFFLE. Ms. Cecilia Ward of 3506 Strawberry Court won the Association's gift card raffle and received a \$25.00 gift card.

ADJOURNMENT: On motion duly made by Mr. Brown, seconded by Ms. Bobo, and unanimously carried; the meeting adjourned at 7:44 pm.

Respectfully Submitted:

Approved at a Regularly
Scheduled Board Meeting:

Signed by:

Marshall Hunter

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Signed by:

Stephanie Bobo

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

Secretary
Board of Directors