

HILLANTRAE HOMEOWNERS ASSOCIATION, INC.
Minutes of the Regularly Scheduled Board of Directors Meeting
Online - 6:30PM
Monday, February 26, 2024

The meeting was called to order at 6:31 pm. Jeryce Sims, Richard Brown, Josette Beverly and Stephanie Bobo were present representing the Board of Directors and thereby establishing a quorum. There were twenty-eight (28) homeowners present. Cpl. Blackwell was present representing the PG County Police Department. Marshall E. Hunter, CMCA, AMS represented Meredith Management, AAMC. Introductions were made.

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

PG COUNTY POLICE DEPARTMENT REPORT: Cpl. Blackwell encouraged homeowners to have the software update completed on their Kia or Hyundai to decrease a thief's ability to steal it. Homeowners are able to look up their vehicles by the VIN number to determine if a software update is needed. Two vehicles were stolen from the community recently and both were recovered. Two additional vehicles were targets of theft, but the criminal was unsuccessful in stealing them, damaging the ignition in the process. All vehicles that were stolen or attempted to be stolen were Kias and Hyundais. Juveniles are targeting those vehicles based on the recent Tik Tok trends. Once stolen, they proceed to commit additional crimes in the stolen vehicles based on Cpl. Blackwell's report. Cpl. Blackwell concluded her report by reminding homeowners of upcoming PG County Police Department events, Coffee with a Cop, an Easter event and a blood drive. Cpl. Blackwell answered questions from the membership in attendance. Topics of discussion included:

- Stolen vehicles
- Dogs not on a leash

MINUTES: On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the October 16, 2023 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 October 2023 – January 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:

- A. Ratification – 2023-2024 Audit and Tax Engagement** - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the engagement letter with Goldklang Group in the amount of \$3,800.00 for 2023 and \$4,000.00 for 2024.***

NEW BUSINESS:

- A. 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 \$2,930.35.***
- B. Ratification – Treats for Trunk or Treat** – On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the reimbursement to Mr. Richard Brown in the amount of \$271.23.***
- C. Ratification – Entrance Evergreen Installation** - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the contract with Green Forever in the amount of \$230.00.***
- D. Ratification – Holiday Decorating Contest Winners** – 1st Place \$150.00 (12900 Jervis St) – 2nd Place \$100.00 (12510 Tobias Ct) – 3rd Place \$75.00 (13103 Jervis St) - On motion duly made by Ms. Bobo, seconded by Mr. Brown, and unanimously carried; ***the board ratified the holiday decorating contest winners and prize amounts.***

COMMITTEE REPORTS:

- A. Architectural Review (AECC) – Mr. Al Pate** – No Report
- B. Community Day – Ms. Robyn Williams** – No Report
- C. Hospitality Committee – Ms. Tawanda Williams** – No Report
- D. Christmas – Ms. Sakina Kingwood** – Ms. Kingwood reported everything went well. She reported she had one volunteer assist with the judging, Ms. Treasure. She informed the membership signs were added to the winners' yards this year. Based on homeowner feedback, she mentioned the committee may consider adding a best decorated block award for this year's contest.

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- E. Information Technology Committee – Mr. Mike Toussaint –** No Report
- F. Hearings & Fines – Ms. Vanessa Bowie –** No Report.
- G. Community Liaison – Ms. Venetia Brown –** No Report
- H. Yard Sale Committee – Mr. Edward Deshields –** The yard sale will take place on June 1. The committee will be seeking volunteers in March.
- I. Neighborhood Watch Committee – Mr. Brandon Harris –** Mr. Harris reminded the membership to lock their vehicles and leave valuables out of sight. He reminded the membership if you see something, say something. Report all suspicious activity to the PG County Police Department.

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:

- Flag markings
- Dogs not on a leash
- Violation letters
- Food truck

EXECUTIVE SESSION: None.

GIFT CARD RAFFLE. Ms. Stephanie Glover of 12815 Piscataway Landing Dr. won the Association's gift card raffle and received a \$25.00 gift card to Amazon.

ADJOURNMENT: On motion duly made by Ms. Bobo, seconded by Mr. Brown and unanimously carried, the meeting adjourned at 7:16 pm.

Respectfully Submitted:

Approved at a Regularly
Scheduled Board Meeting:

DocuSigned by:

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

Secretary
Board of Directors