

MILESTONE HOA

Minutes of the Annual Meeting November 2, 2015

Board Members Present: Edward Towey, Patrick Farrell, Raman Veda, Kevin Kieffer, James Fort, Rajesh Sreedharan, S. Vozzola

Board Members Absent: None

Homeowners Present: Stephen Cohn, Andrei Fedster, Monica Campbell, Jeanette Penner, Larry Larson, Bill Nail, Sandy Nail, Michael Sarisohn, Kim Cox

Management Present: Rich Skobel, Property Manager

Recording Secretary: Terri Roney, Manpower

Roll Call and Certification of Proxies

E. Towey called the meeting to order at 7:00 p.m.

Management verified that a quorum had been reached with 80 homeowners either present or by proxy. Monica Campbell helped collect the ballots.

Proof of Notice of Meeting

Management verified that sufficient notices of the meeting had been sent to homeowners.

Homeowners Forum

A resident expressed concern about the large stones that are a part of the enhancements in the medians. They may be a safety concern.

E. Towey noted that the Board is working with Management on these improvements and will look into the matter. The Board tries to be responsive and encourages homeowners to report issues.

Another resident raised a concern about homeowners being associated with their complaints/suggestions in the official Minutes. Board members acknowledge the concern and the need for anonymity in certain circumstances. They do try to sanitize the notes and will be cognizant of this issue going forward. E. Towey shared that the Board struggles with those issues within the context of keeping accurate and complete records. The resident also brought up the ongoing issue of kids on motor bikes. E. Towey encouraged him as well as all homeowners to contact the non-emergency number for the Montgomery County police to report such incidents. There is not much the Board can do unless a complaint has been filed, or if they don't know who the offender is.

K. Kieffer offered to put the information in the newsletter.

Reading and Disposal of Minutes of Preceding Meeting

The Board reviewed the Minutes of the 2014 Annual Meeting. There was one edit. Under Election of Officers, it should read *Election of Board Members*, and the first line should read: P. Farrell announced the elected *members*. J. Fort moved and R. Veda seconded a motion to dispense with the reading of the Minutes. The motion passed unanimously.

Reports of Officers

K. Kieffer reported that a Reserve Study has been completed. The Association is in a healthy financial position.

E. Towey reported that the Association's financial books look good. There are some improvements being made to the medians at the entrances. He encouraged homeowners to join the Board and informed them that the Board is always open to suggestions.

Unfinished Business

None.

New Business – 2016 Budget

Management indicated there was one written comment from a homeowner regarding the budget. The homeowner suggested that trash collection be limited to once a week, in order to cut back on expenses.

Nominations from the Floor – Introduction of Candidates

E. Towey announced that Patrick Farrell, Kevin Kieffer and Raman Veda are candidates for the three Board positions.

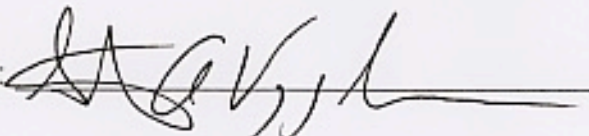
There were no nominations from the floor.

S. Cohn moved and A. Fedster seconded a motion to approve the nominations by acclamation. The motion passed unanimously.

Patrick Farrell, Kevin Kieffer and Raman Veda were elected to the Board by unanimous voice vote.

E. Towey thanked the homeowners for attending and encouraged them to come to all the Board meetings.

J. Fort moved and R. Sreedharan seconded a motion to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 7:35 p.m.

Approved By:  Date: 11/21/2016