

MILESTONE HOMEOWNERS ASSOCIATION
Reconvened Annual Meeting
December 6, 2021 – 7:00PM
Meeting was held by video/telecon.

DRAFT

Board Members Present: Mike Johnson, President
Gerald Schmidt, Vice President
Romain Tweedy, Treasurer
James Halton, Member at Large
Mahendra Pandey, Member at Large
Raman Veda, Member at Large

Board Members Absent: Rajesh Sreedharan, Secretary

Management Present: Laura Etchison, Community Manager

Recording Secretary: Marcy Grove

Others Present: Seven homeowners were present on the video call.

Laura E announced that the meeting is being recorded. She requested everyone on the call please mute their microphones unless they are speaking.

Owner Forum

The Walkers have been in contact with management regarding the unapproved construction on the adjacent lot.

Mr. Kern thanked the Board of Directors for their service to the community.

Mr. Divakar inquired of management what action a homeowner should take who observes other dumping yard waste on the Maryland National-Capitol Park and Planning area. Laura E recommended contacting the MNCPPC and management with details.

Call to Order

Mike J called the Annual Meeting to order at 7:00 pm. As this meeting was reconvened due to not achieving quorum at the November meeting, those fifty-two (52) present by certified proxies and ballots and those present in person proceeded to conduct the business of the Association.

Election

Laura E clarified two points before the membership proceeded with voting. A Maryland law introduced in October states that if the number of candidates running exceeds open positions, nominations from the floor are not required. Regarding appointing Inspectors of the Election, the members could follow this procedure or agree to accept management's vote tally as the election results.

Raman V made a motion to accept management's tally of the certified proxies, ballots and virtual live votes. James H seconded the motion and all were in favor.

Laura E invited the candidates present to speak. Vic D was not present. James H stated he is a twenty-year resident and sitting Board member; he looks forward to serving the community if re-elected. Gerry S is an original owner and incumbent with a construction background. Dennis SJ previously served on the Board, has lived in Milestone twenty-seven years and cares deeply for the neighborhood. Raman V has been an owner for eight years, is a current Board member, and hopes to continue maintaining the neighborhood and prudently using Association funds.

Laura E called for live ballots and whether any member present would like to rescind their proxy/ballot and change their votes. Voting commenced and the virtual live votes added to management's tally.

Laura E asked the recording secretary to report the election results.

The election vote tally was:

Vic Dua – 38

James Halton – 27

Gerry Schmidt – 13

Dennis St. Jean – 37

Raman Veda – 28

The new members of the 2022 Board of Directors will be Vic Dua, Dennis St. Jean and Raman Veda.

Mike J welcomed the new Directors and thanked the outgoing Directors, James Halton and Gerry Schmidt, for their service.

Approval of the 2020 Annual Meeting Minutes

Raman V motioned to accept the 2020 Annual Meeting Minutes as presented. Romain T seconded the motion which carried unanimously.

Proposed 2022 Budget

Laura E has made several requests for Miller Dodson to provide the revised reserve schedule without success. She recommended the Board of Directors approve the same reserve contribution for 2022 as in 2021 (\$33,392) and prepare the 2023 budget to reflect a corrected reserve contribution. Mike J inquired whether the Association would have surplus funds at year end. Laura E replied that as some deferred pool service invoices had finally been corrected by the contractor and some other invoices recently received, the Association's finances are forecasted to finish very close to budget for FY2021. For FY2022, expenses are anticipated to increase for pool management (4%) and the management fee (2%) as well as waste management. Pool printing costs should reduce by \$1,500 next year. The proposed budget represents higher assessments of \$1 per home per month for a total of \$7,800 which should fund the higher expenses.

James H made a motion to adopt the proposed 2022 budget of \$431,265.00, seconded by Romain T. The Board of Directors adopted the budget six to zero.

IRS Revenue Resolution 70-604

As recommended by the auditor, Mike J presented a motion to adopt IRS Revenue Resolution 70-604 for FY2021. James H seconded the motion and the membership adopted the resolution unanimously.

New Business

Dennis SJ noted the Board of Directors should review Vic Dua's candidacy eligibility in view of a possible violation of the Declaration, Sections 7.1 and 7.3, operating a home-based business/short-term rental at his Milestone HOA residence. Laura E presented a legal opinion on **short term rentals and subletting** at the November meeting but will contact the attorney to review this situation and provide information to the Board for consideration.

Raman V. on behalf of the Board thanked both James "Jim" Halton and Gerald "Jerry" Schmidt for their service on the Board.

Adjournment

Gerry S motioned to adjourn the meeting at 7:53 p.m. James H seconded the motion and all were in favor.

Respectfully submitted by Marcy Grove