

**MARLTON SECTION 10 HOMEOWNERS ASSOCIATION
MARLTON STONEGATE COMMUNITY
2020 Annual Meeting Minutes**

Date: September 28, 2020	Time: 7:32pm	End Time: 8:17pm	Location: Virtual
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Codes: P= Present, A = Absent, C = Conference

Shanton Kittler	P	Veronica Pickens	P	David Essex	P	Sheila Clement	A
Maureen Neely	A	Astria Contee	P	Scott Silverman	P		

CALL TO ORDER:

Meeting was called to order at 7:32pm by Madam President, Mrs. Shanton Kittler.

Mrs. Kittler welcomed residents to the Annual Meeting.

GUEST SPEAKERS:

Scott Silverman, counsel from Schild Law Firm was present and gave an update on the annual meeting's purpose of electing board members as well as looking at a year in review.

PROOF OF QUORUM:

A quorum of thirty-one members was needed to proceed with the annual meeting. A quorum was made by the requisite number of residents in attendance.

ADOPTION OF MEETING MINUTES:

Veronica Pickens, Board Secretary read the minutes from the prior annual meeting held on September 23, 2019. A motion was then made to adopt the minutes from that annual meeting by Derrick Clement and was seconded by David Essex. A vote of all in favor was received and the motion was approved as presented.

REPORTS FROM BOARD OF DIRECTORS:

- Due to COVID, the board transitioned to virtual meetings and this has been successful so far with more participants attending that we normally see face to face.
- Despite limited funds, the fencing around the ravine fixed, minimizing the association's liability as well as tree trimming, and removals based on storms throughout the winter and summer months.
- Approval of updated parking rules and implementation of parking program; we are waiting for receipt of the stamped and recorded rules from P.G. County court system.
- Parking lot re-striping
- Meeting with the tow company to prepare for enforcement of new parking policy
- Final payment made to previous attorney, Whitford, Taylor & Preston which means that \$5,000 a month will go back into our coffers.
- Hired new counsel to represent the association, Schild Law Firm and focus has been on dealing with the Master Association regarding the outstanding debt and separation which is our desired outcome.
- The Law Firm of Gregory Alexandrides continues to serve as our collection attorney with no payment in advance. We pay on the back end after collecting. Year-to-date they have collected \$67,280.40 and over the course of the relationship since 2016 through current 2020, they have

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collected \$198,115.55. We rolled out the sheriff sale process to collect outstanding debt. The association was able to win a bid on one property and the resident ended up making full payment of the debt.

- The association is pleased with MMI and particularly with Astria Contee, our property manager.
- Special assessment that we could not get passed last year will no longer be optional as a new law passed in Prince Georges County delegates and the association will have to fully fund at 100% to what the reserve study shows as being needed to keep the community up and running. This is not a board decision, but is a legal decision handed down by county legislature. There is still debate at the state level on passing the Reserve Law, but it may be at an 80% funding level. We will need to operate to what the county has passed.

Financial Update - presented by Shanton Kittler in the absence of the Treasurer, Sheila Clement

1. Operating account - \$54,930.75
2. Liabilities which include delinquent accounts -\$127,239.51
3. Net income - \$23,483.61
4. Reserves account - \$127,295.92

ELECTION:

Appointment of Inspectors of Election:

As there were less candidates than open positions on the board, there was no need for an appointment of inspectors for the election.

Nominations:

Shanton Kittler, David Essex, Maureen Neely and Veronica Pickens submitted his/her nomination and from the floor, there were no candidates.

Jeanette Whitfield made a motion to elect by acclamation. Wendy Kirkpatrick seconded the motion and a vote of all in favor was received.

ADJOURNMENT:

David Essex made a motion to adjourn the meeting and Byron Kittler seconded the motion. A vote of all in favor was received. The motion was approved as presented. The meeting was adjourned at 8:17pm.