
RESCHEDULED ANNUAL BOARD MEETING MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION

Approved June 22, 2015

Annual Board Meeting of June 23, 2014

The Rescheduled Annual Meeting for Woodland Hills Home Owners Association meeting was called to order at 7:05 pm by Leesa Willis. Present were Leesa Willis, Pam Sonnevile, Richard Reise, Judith Sudholt and Nick Chomycia. Also present was Peggy Toland, Property Manager.

The meeting was held in the Room 158 at Montgomery Village Middle School, 19300 Watkins Mill Road, Montgomery Village, MD 20886.

Opening Remarks

Leesa Willis welcomed everyone to the 2014 Annual Board Meeting.

Leesa Willis announced that this meeting is the Rescheduled Annual Meeting. On May 28, 2014 the Annual Meeting could not be conducted because there was no quorum. At that time, the members present unanimously voted to invoke Section 5-206 of the Corporations and Associations Article of the Annotated Code of Maryland. In accordance with this Section, the meeting was rescheduled for tonight and all members present, in person or by proxy, will constitute a quorum.

The Annual Meeting is now formally opened.

Leesa Willis asked the following questions to the membership:

Is there anyone who turned in a proxy who is present and would like to have their proxy returned to them? All membership answered, "No."

Are there any proxies that have not yet been turned in? All membership answered, "No."

Are there any nominations from the floor? All membership answered, "No."

Is there anyone present who has not yet voted who needs a ballot? All membership answered, "No."

Is there anyone present that would like to ask the candidates any questions before the vote is taken? All membership answered, "No."

Asked the membership to fill out their respective ballots and turn them in.

Nomination and Election of Directors

Leesa called for nominations; there were none. Peggy reported that all candidates on the ballot were elected. The newly elected members of the board are Leesa Willis, Zeno Lantos, Pam Sonnevile, Richard Reise, and Judy Sudholt.

The following officers were nominated and unanimously approved:

- Leesa Willis, President
- Zeno Lantos, Vice President
- Pam Sonnevile, Treasurer
- Richard Reise, Director at Large
- Judy Sudholt, Secretary

Approval of 2013 Annual Board Meeting Minutes

Judy Sudholt moved to approve the 2013 Annual Board Meeting Minutes, Richard Reise seconded, and the motion carried unanimously.

Accomplishments Over the Past Year (reported during the adjourned annual meeting on May 28, 2014 and repeated here for historical purposes)

- City of Gaithersburg reconstructed the storm water management pond behind Carlsbad Drive. This project displaced several parking places on lower Tanyard and we'd like to thank those residents for their patience through the project.
- Received the City of Gaithersburg Environmental Award for sustained contributions to the environment.
- Received an Award of Distinction—Environmental for the Welcome Hill from the Keep Montgomery County Beautiful (KMCB) Task Force Annual Landscape Beautification Contest.
- Erosion abatement projects continued in the Wildpark and lower Tanyard Hill areas.
- Wildlife Habitat certification efforts continue and the Wildlife Habitat Group was instrumental in securing the grant from the City of Gaithersburg and provided the volunteer hours to install all the plants ... volunteer time totaled 60 man hours.
- Tennis courts were resurfaced.
- Sidewalk, curb and gutter replacements were completed. We installed a new product called Flexi-pave in 3 locations in place of concrete sidewalks and it seems to be performing well Allowing water to filter down through the pavement rather than running off.

- Tree replacements.
- Playground mulch replacement.
- Continued efforts with the Neighborhood Watch Group and the listserv. I encourage everyone to subscribe.
- Returning contracts with:
 - CAI
 - Georgetown Pools
 - North Landscaping
 - B & B Refuse

Plans for the Rest of the Year

- Continued redesign and installation of erosion-control landscaping in various areas of the community, provided funding holds up (applied for City grant)
- Tree replacement in the fall, as always.
- Continued monitoring of erosion areas for future attention.
- Continued efforts to identify all capital improvement needs and proposed scheduling.
- We appreciate your eyes and ears throughout the community and welcome your input. However, I would like to remind you that we can always use more than just eyes and ears . . .
- Volunteer opportunities: (SIGN-UP SHEET).
 - ARC . . . support to the committee, helping with inspections and record-keeping; there may be openings on the committee. Please indicate your interest to Peggy.
 - Community Affairs . . . welcoming new neighbors, pool management, Community Yard Sale, special events (Beverly Johnson).
 - Grounds . . . we can always use help with many tasks not covered by Nathan North, landscape contractor.
 - Neighborhood Watch training . . . you should contact Nick Chomycia.

- Wildlife Habitat . . . Invasives and National Wildlife Habitat certification . . . longtime community volunteer Pam Sonnevile could use help clearing invasive plants from the common grounds and trying to get the community certified with the National Wildlife Federation.
- And, if you have any special skills that you would like to make available to us, please let us know.
- Board activity over the past year has been summarized and copies are available to you.

Admission of Statement of Affairs by the Treasurer

Pam Sonnevile reported that the checking/operating account currently has \$58,819.89 and the reserves account has \$501,537.39 as of May 31, 2014.

Architectural Review Committee

Judy Sudholt reported that we started with 64 homes (25%) that were violation free. Currently, we have 131 homes (51%) that are violation free. The ARC has been working with homeowners to find solutions to issues whenever possible and perform re-inspections quickly when requested.

Adjournment

Judy Sudholt moved to adjourn the annual meeting at 7:15 pm. The board then opened the monthly meeting at 7:15 pm.

Respectfully submitted June 24, 2014
by Judith Sudholt, Secretary & ARC Chair