

**MILESTONE HOMEOWNERS ASSOCIATION  
MINUTES OF THE  
2013 ANNUAL MEETING  
November 4, 2013**

Board Members Present: Patrick Farrell, Tina Bhatt, Edward Towey, Steve Cohn, Jim Wang,  
Mervyn Jones and Ernie Durst

Management Present: Noni Roan  
Main Street Property Management

I. CALL TO ORDER

The Board President, E. Towey, called the meeting to order at 7:05 p.m.

II. PROOF OF QUORUM

Noni Roan, Managing Agent, certified that a quorum was met. A total of 73 homes were represented, 12 in person and 61 by proxy. Sixty-four homes (10%) were required for a quorum.

III. PROOF OF NOTICE

N. Roan stated that two notices of the Annual Meeting were sent to homeowners on September 11 and October 9, 2013.

IV. 2012 ANNUAL MEETING MINUTES

E. Durst made a motion, seconded by S. Cohn, to dispose of the reading of the 2012 Annual Meeting Minutes. The minutes were approved unanimously. S. Cohn explained that the minutes that were approved were from last year's annual meeting and not last month's board meeting.

V. REPORT OF THE BOARD OF DIRECTORS

No Board members had reports.

VI. UNFINISHED BUSINESS

There was no unfinished business from the 2012 Annual Meeting.

VII. NEW BUSINESS – 2014 PROPOSED BUDGET

M. Sarisohn asked for an explanation as to why there will be an increase in assessments this year.

E. Durst stated that legal fees have increased because of an increase in delinquent accounts and the Association is spending more money in tree removals and replacements.

Management explained that the Emerald Ash Borer has been found in Montgomery County. The Association has over 100 Ash trees that will need to be replaced as well as other street trees that need to be removed and replaced because they are damaging the sidewalks or causing other nuisances.

K. Kieffer asked if the Board considered using an email option for homeowners instead of regular mail to save in postage. The Board explained that many of the letters sent are violations. Management explained that certain letters must be sent by mail but that other ones could be sent electronically. However, the homeowners have been offered the option of being on a list serv and less than 10% of the homeowners have joined.

#### VIII. NOMINATIONS

E. Towey stated that there were three positions open on the Board and two candidates running for those positions, Patrick Farrell and Kevin Kieffer. E. Towey asked for nominations from the floor. Raman Veda volunteered to run for the open board position.

Michael Sarisohn, 12512 Royal Crown Drive, made a motion, seconded by Manjit Singh, 21517 Waters Discovery Terrace, to elect all three candidates by acclamation. The motion passed.

#### IV. DRAWING

Management asked a homeowner to choose a ballot/proxy from the ballot box for the free month's assessment. Tina Bhatt was the winner.

E. Durst made a motion, seconded by K. Kieffer, to adjourn the meeting. The meeting adjourned at 7:25 p.m.