

## DRAFT\_MINUTES

### Derwood Station Homeowners Association #2 Inc. 2018 Annual Meeting

The Association's 2018 Annual Meeting, was called to order at 7:35 pm on April 23rd at College Garden Elementary School by Association President, Laszlo Harsanyi.

Mr. Harsanyi declared that those homeowners present in person or by proxy met the Association's requirements to constitute a quorum for this meeting. In addition to seven Board Members, seventy-seven homeowners were also represented in person or by proxy.

**Approval of Minutes:** The minutes of the 2017 meeting were reviewed and approved as presented.

**Election of Board Members:** Mr. Hillard was nominated from the floor to complete a slate of nominees including Mr. Palmer and Mr. Redmon.

A motion was subsequently made and approved to have the three nominees elected by acclamation. Those elected to two year terms were:

- Gary Palmer
- John Redmon
- Marc Hillard

**Treasurer's Report:** The Treasurer reported that:

- The FY 2016 Audit had been completed without issue, and that the FY2017 Audit was underway.
- That the Capital Reserve Fund, now based upon a sophisticated inter-active database created by Mr. Jordan and incorporating all Association "hard assets," was essentially "fully funded," thru FY2018.
- That the SHA Fund was being held to deal with residual issues related to reconstitution of the Common Areas damaged by recent wetlands reclamation work.
- That a new Operating Fund Contingency Reserve Fund had been created and funded with the approximately \$1,500.00 surplus in the FY2017 Operating Account.

**Environs Committee Report:** Mr. Palmer reported that:

- Work by the wetlands reclamation project was nearing completion, and that the project manager had agreed to meet with Association Representatives to discuss any remaining concerns. Mr. Palmer asked that any Association members with specific concerns bring them to his attention or to the attention of the Board President.
- Work on the "rain garden" on Common Area 2 (funded by a grant from the Chesapeake Bay Trust) would start in the near future.
- Work has begun on a survey/inventory of trees on the Common Areas to serve as the basis for an ongoing plan to identify any trees that should be removed,

- properly maintain those trees that should remain, and to plant additional trees where appropriate.
- The Board had approved a series of minor repairs to elements on the Common Area, and that these would be ongoing for 1-2 months.
  - The Association is grateful to the work of Ms. Baldwin in obtaining the Chesapeake Bay Foundation Grant (approximately \$70,000.00) and in working on behalf of the Association with the organization “Tree Montgomery” that resulted in many the planting of multiple “canopy trees” on the Common Areas at no cost to the Association.

**President’s Report:** The President reported that:

- The Gude Drive Landfill remediation plans now focus on a partial cap (“toupee”) and increased gas collection as the primary methods to reduce problems associated with the landfill.
- Response to his emailed request that Association members sign-up to test the utility of the TMGA website were “disappointing” with less than 90 members registering.
- Homeowners should submit Architectural Review Committee (ARC) Modification forms whenever they make architectural changes to the outside of their homes. By having the form signed by their neighbors, they provide notification of the changes and avoid concerns/issues with their neighbors. By submitting the forms to the ARC, the ARC can provide alternatives for proposed changes that may be unusual. It is the homeowner’s responsibility to ensure they meet County codes for maintenance and changes to the property.
- The Annual Ice Cream Social will be on June 16<sup>th</sup> at noon at the Tot lot

**Homeowner Forum:** Topics raised included: (1) Concerns about Lyme Disease; (2) Advantages of having the path at the top of the berm to the North of Oskaloosa mowed regularly by Association volunteers. 3) Need for volunteers to serve on the Gardening Committee; 4) The opening of a microbrewery that offers tours on the Gude Drive corridor; County noise ordinances and residential area “quiet hours;” 5) Potential advantages of special interest “list-serve” type e-bulletin boards

**Adjournment and Next Meeting:** The meeting was adjourned at 8:55pm. The next Annual Meeting is planned for April 2019 at a time and place to be announced.

Respectfully submitted,

Barry Wolcott, Secretary