

DRAFT\_MINUTES

**Derwood Station Homeowners Association #2 Inc.  
2022 Annual Meeting  
Part One  
25 April 2022  
7:30 pm**

Due to the continued restrictions on large in-person gatherings due to Covid-19, the 2022 Annual Meeting was held in two components, each announced in writing to all Association Members:

- The first component was a virtual meeting via Zoom called to order by the Board Vice President at 7:38 pm on April 25. At the opening of the meeting, there were 5 BOD members present with President Harsanyi and John Redmon absent. IKO representative Linda Wildman was present. Additionally, three Association members were in attendance.
  - Homeowner's Forum/Questions/Comments:
    - No comments arose from the membership.
  - Vice President's Report: Briefly discussed items considered in the Capital Reserves.
  - Treasurer's Report:
    - The Treasurer reported:
      - The FY 2022 budget is being implemented following a reasonable smooth transition to our new management company.
      - All 2022 Assessment have been paid.
      - Funding of the Capital Reserve continues in accord with the Reserve Analysis; kept in CDs.
      - SHA funds continue to be used to enhance the Common Areas; kept in CDs.
      - Taxes have been paid.
      - 2020 Audit is complete and showed no problems; 2021 audit is in process.
  - Environs Committee:
    - Mr. Palmer reported:
      - Major focus at the moment is CA 12 and CA 13 where we have had planted a number of arborvitae and cryptomeria trees to provide a noise/wind barrier for the Association.
      - CA-2 water course maintenance, now in the hands of our contractor, has been improved this year.
      - Movement of soccer goals has allowed CA8 grass to return to health.
      - We are in final year of second five-year tree plan, and we will be creating a third five-year plan for the out years.
      - Discussed the various third-party agencies using their rights of access to perform work to the north of our community.

- Will add another equipment item (designed for children age under 5) to the Tot Lot.
- Nominating Committee Report:
  - Mr. Palmer, Mr. Redmon, and Mr. Rawson, all having agreed to serve, were nominated.
  - No additional nominees being offered, the nominations were closed.
- With the business completed, this first part of the 2022 Annual Meeting was recessed by the Vice President at 8:05pm on 28 June 2022 to be re-convened on 23 May 2022.

Respectfully submitted,

Barry Wolcott, Secretary

**Part Two**  
**23 May 2022**  
**7:30pm**

As the 75 Association members present in person or by proxy constituted a quorum (a quorum requiring 74 members to be present per our Association bylaws) the Vice President called the meeting to order and announced that the second portion of the Annual Meeting would continue.

The draft minutes of the 2021 Annual Meeting were approved unanimously.

The three nominees for the three vacant positions on the BOD were elected by acclamation: Gary Palmer, John Redmon, and Arthur Rawson.

There being no other business, the meeting was adjourned at 7:40 pm to a date and time to be determined in accordance with Association Bylaws.

Submitted,  
Barry Wolcott, Secretary