

Derwood Station Homeowners Association No. 2 Inc.
Board of Directors Meeting
AUG 23, 2021
FINAL Minutes

The August 23, 2021 BOD meeting was called to order (virtually) by the President at 8:20 pm via Zoom technology after the completion of Part Three of the 2021 Annual Meeting.

Membership Forum: No Issues raised.

July 2021 Minutes: Approved as presented.

Election of Officers: Motion made to extend current officers until elections can be held at the September meeting.

2020 Audit: There is confusion regarding the wording of the 2020 Audit report regarding the date of the Reserve Analysis upon which the Audit was based. Mr. Jordan will work with TMGA to sort this out.

2020 Tax Return: The Treasurer authorized the President to sign the return on behalf of the Association; our HOA should receive a refund from 2019 overpayment.

2022 Draft Budget: The Treasurer announced that the process is in place to create the Draft for the next fiscal year. The Treasurer pointed out that the current Landscaping Contract expires at the end of 2022, and solicited BOD members contribute suggested new initiatives for inclusion in the budget. *NOTE: Subsequent to the meeting, the President reported that, per TMGA, this contract ends at the end of FY 2021.*

Tot Lot Shared-Use Agreement:

- Derwood Station South returned with a modified version of the draft we sent to them a month ago. Dr. Wolcott moved that the BOD accept the language suggested by HOA-S and that the President sign the agreement on behalf of the Association. Other issue of concern to BOD members can be discussed at the September BOD Meeting.
- The TMGA Representative will place the issue of adequacy of current \$1M liability coverage on the Tot Lot on the September BOD agenda.

Maintenance Issues:

- Stump in CA-8 has been removed by the vendor. Invoice has not yet been received.
- TMGA representative reported that Stolberg did not cut the tree on CA-11; no miscreant identified.
- TMGA reported receipt of HOA-S reimbursement for Tot Lot wood chips.
- Contractor for HOA-S homeowner damaged the turf of CA-6. President charged the Environs Committee to create language to take to engage HOA-S's assistance in avoiding such issues in the future.

Architectural Correspondence: Board expressed no objection to fence construction at 5 Algona Court.

Miscellaneous Correspondence:

Soccer Goals: President asked Environs Committee to draft language concerning how locations of soccer goals will be controlled.

Management Contract: TMGA has notified the BOD that they wish to terminate the current management contract as of 31 October 2021. The President is leading a process to identify potential replacements with a goal of having a recommendation for BOD action as soon as possible, and he will call meetings of the BOD as needed to facilitate that process. Discussions on the process to identify a replacement management group were discussed in the absence of the TMGA Representative.

Reserve Analysis: Treasurer presented motion to schedule formal Reserve Analysis in FY 2025 in order to comply with recently enacted Maryland legislation regarding Reserve Funds applicable to our HOA. The motion was unanimously approved: *“Whereas the BOD has done an annual Reserve Analysis and funding plan for the past several years, led by VP Tom Jordan and Treasurer Gary Palmer, with the most recent being done as of Dec 31, 2020, the HOA will continue to update the Reserve Analysis and Plan annually and will, not later than December 31 2025, conduct a new analysis by an appropriately qualified vendor.”*

Financial Reports: Treasurer reported no unusual issues.

Adjournment and Next Meeting: Meeting was adjourned at 9:15 pm. Next Meeting will be 27 September 2021 at 7:30 pm via zoom.

Barry Wolcott
Secretary