

DRAFT_MINUTES

Derwood Station Homeowners Association #2 Inc. 2019 Annual Meeting

The Association's 2019 Annual Meeting was called to order at 7:35 pm on April 22rd at College Garden Elementary School by Association President, Laszlo Harsanyi.

Approval of Minutes of 2018 Annual Meeting and Election of Board Members: Mr. Harsanyi declared that those homeowners present in person or by proxy did not meet the Association's requirements to constitute a quorum for this meeting. Accordingly, approval of the Minutes of the 2018 Annual Meeting and the election to fill vacant Board positions will be deferred to a continuation of the 2019 Annual Meeting to be scheduled by the Board in the near future. At that time, by Maryland law, a quorum will be however many members of the Association are represented.

Treasurer's Report: The Treasurer reported that:

- The FY 2017 Audit had been completed without issue, and that the FY2018 Audit was underway.
- That the Association may be liable for State and federal taxes on the retained income from the SHA contract.
- 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 FY2019.
- 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 the majority of the Association's funds are held in laddered CD accounts earning approximately 2% interest.
- That any operating fund surplus for FY 2019 as identified by the audit would be deposited in a new Operating Fund Contingency Reserve Fund created at the end of 2018.

Environs Committee Report: Dr. Wolcott reported that:

- Work by the SHA-contracted wetland's reclamation project had been declared "complete." Further remediation will be the responsibility of the MCNPPC.
- Work on the "rain garden" on Common Area 2 (funded by a grant from the Chesapeake Bay Trust) was complete, and was both an aesthetic and a water control success
- Work has been completed on a second survey/inventory of trees on the Common Areas. It is serving as the basis for a second "Five Year Tree Program." (Mr. Palmer provided an overview of work to be completed during this FY.).
- Representatives of the MNCPPC will return for a site visit in the early Fall of this year.

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.

Homeowner Forum: Topics raised included: 1) Noise and pollution screening from the commercial townhouse development behind CA-12. 2) Trash appearing in the same area of CA-12; 3) Inability to view tree inventory on the Association Website.

Temporary Adjournment and Reconvening of this Meeting: The meeting was adjourned at 8:35pm to reconvene at a time and location to be determined by the Board. At that time, approval of the 2018 Annual Meeting Minutes and elections of Board members will take place.

Reconvening of Meeting: Pursuant to due notification of the Association membership, the 2019 Annual Meeting of the Association was re-convened in the home of Mr. Tom Jordan at 7:32 pm on 28 May 2019. Six Association members were present in person, thus constituting the required quorum for this reconvened Annual Meeting.

- **Approval of DRAFT Minutes of 2018 Annual Meeting:** The Draft Minutes of the 2018 Annual Meeting were unanimously approved.
- **Election of Board Members to Fill Vacancies:** A motion was made and passed to declare the four nominees to have been elected by acclamation. The following Association members will now start two-year terms as members of the Board of Directors:
 - Laszlo Harsanyi
 - Barry Wolcott
 - Thomas Jordan
 - Jack Krakower
- **Motion to Adjourn:** A motion to adjourn the 2019 Annual Meeting for the Association was made and approved. The Board will subsequently announce the date, time and location of the 2020 Annual Meeting.

Respectfully submitted,

Barry Wolcott, Secretary