

Derwood Station Homeowners Association No. 2

2024 Annual Meeting

DRAFT MINUTES

September 23, 2024 @ 7:00 PM

College Gardens Elementary School

1700 Yale Place, Rockville, MD 20850 (All Purpose Room)

- 7:06 pm – Sign in – Meet the Board Members and Candidates
 - In attendance: Laszlo Harsanyi, Gary Palmer, Tom Jordan, Art Rawson, Diane Levitus, Theresa Espy, Alexey Brazhnikov, Diane Baumann, Jack Krakower, Nazia Kaendera, Keith Brooks, Tyler Beck, Chris Prescott (Bader). Eighty-two Association members were present in person or by proxy, exceeding the quorum requirement of 74 members.
 - Three positions available
 - VOTE: Three new board members accepted by acclimation (Diane Baumann, Theresa Espy and Alexey Brazhnikov)
 - Diane Levitus has resigned from the board after her valuable contributions to the board for the past year.
 - Gary Palmer has accepted nomination to fill Diane’s position for 1 year.
 - VOTE: Accepted by acclimation
- 7:12 pm – Minutes from 2023 Annual Meeting
 - Approved by acclimation
- 7:15 pm – President’s Report
 - Websites
 - Two websites, one is a private website for HOA members (Bader portal), and one public-facing
 - About 60 homeowners have not created their account on the portal
 - Currently working on an updated version of the public website
 - Question about the needs for the two different websites
 - Bader portal is meant for homeowners, includes the ability to pay your annual assessments and submit documents to board
 - Public site includes information about the community and about community events

- **7:20 pm – Treasurer’s Report**
 - We have plenty of money. About 25% of that goes to common area grass maintenance, and about 25% goes to pay our management company (Bader), about 15% for maintenance of the tot lot and cutting tree branches when needed
 - When there is money left in the accounts, we roll it over into the operating budget for the next year, adding to our emergency fund.
 - Have a relatively large reserve fund which is money available for large expenditures for the common areas, such as replacing equipment, paving paths, etc.
 - Have a draft of the budget for next year. The board will discuss it after this membership meeting at our board meeting and likely approve it.
 - We don’t anticipate any increase to the yearly assessment for 2025.
 - Question: Why don’t we have a pool?
 - Original plans did not have a pool. Had a tennis court on the plans but it was never bought, and funds from that went to installing the tot lot.
 - Question: Do we share the maintenance costs of the tot lot?
 - That’s correct, we have an agreement with Hollybrooke HOA, they cover half of maintenance costs. Automatically renews every 10 years.
 - Question: Was there ever a plan for basketball courts?
 - Someone proposed them about ten years ago, the neighbors defeated it.
 - May be worth looking into the requirements and whether there is a space that could work.
 - Question: About Gude Landfill park
 - Currently still in development, will include a dog park and other amenities
 - Seem to be dragging their feet on getting work done. Plans and schedule are available on County’s Department of Environmental Protection site at <https://www.montgomerycountymd.gov/DEP/trash-recycling/facilities/gude-landfill/index.html>
- **7:30 pm – Environs Chair Report**
 - Shared areas are in good shape, have reserve funds to repair if needed but do not have funds set aside for adding additional equipment.

- In common areas 1 and 13, the county has a contractor who is fixing storm drains throughout that entire common area. Problem began with a junction box needing to be replaced, then needed to add support and improvements to other pipes that go under the area.
 - Told that it will be around another month.
 - Had to take out a number of trees and built a temporary road in order to get their equipment in, trees will be replaced by contractors when they finish.
 - Question: Have you seen an estimate of what that work cost?
Answer: No
- Question: Update on sinkhole on Titonka?
 - There were several cases where holes showed up in the middle of the street, and two homes had their basements flooded. Had been patched several times, but new holes appeared several times.
 - Delegate Vaughn Stewart's office is taking point on government relations for this problem and are more than willing to help with further questions/problems regarding the sinkholes and homes flooding.
- 7:40 pm – Community Relations Chair Report
 - Nothing to report.
- 7:43 pm – Open Forum
 - Diane Baumann: A few weeks ago I smelled some gas outside by the gas meter, gas company had to come replace a part.
 - Jack: Was having issues with MD comptroller with my personal taxes with a missing refund. Wrote an email to Comptroller Brooke Lierman, and within 2 days I had an email from her staff, within 10 days I had my refund.
- 7:45 pm – Close Annual Meeting