

Derwood Station Homeowners Association No. 2 Inc.  
Board of Directors Meeting  
August 24, 2020  
FINAL Minutes

**July Minutes:** Approved with correction of two typographical errors.

**Draft Annual Meeting Minutes:** Approved; will be presented to membership at the next Annual Meeting

**2020 Audit Engagement Letter:** Motion made and approved made to defer action to next BOD Meeting; TMGA will arrange for President, Treasurer, and TMGA Representative to meet with the auditor via Zoom to resolve questions related to Income Tax refunds and details of tax implications of SHA monies.

**2019 Audit Report:** Issue raised as to whether Association should have allowed federal and state income tax overpayment to “roll forward.”

**FY 2020-21 DRAFT Budget:** TMGA presented a draft based upon no significant changes in expenses and on an annual (collected) assessment of \$343.00. Treasurer wishes to examine amount of FY2019-2020 carry-forward and status of Five-Year Tree Plan before providing an amended draft to the BOD members for discussion at the September BOD Meeting.

**Maintenance Items:**

- No further response to storm drain collar work order request.
- First phase of street resurfacing of Wapello and Titonka has been accomplished.
- Bench for Oskaloosa placement: Delivery Scheduled to John Redmon’s address for week of Sept 4.
- Degree of tilt of retaining wall on CA-9 will be remeasured first week in August; loose capstone will be re-glued.
- CA-9 pine tree about which abutter was concerned remains healthy and is tilted away (not towards) the abutter’s property. Environs Committee will continue to monitor.

**Soccer Goal Usage:** Mr. Palmer spoke with the group of adult users, found they were from HOA-1, informed them that the goals were exclusively for the use of HOA-2 members, and the group left and have not returned.

**Driveway Storage:** Dr. Wolcott spoke with residents and informed them of county prohibitions regarding storing business inventory in driveway of a private home.

**Driveway Dumpster:** This dumpster has been removed.

**New Residents:** No new settlements documents received by TMGA.

**Financial Report:** No issues raised. Treasurer reported that the Reserve Fund Analysis still contains some typos, and said he is working to get these corrected.

**Homeowners' Directory:** Will be removed from Association Handbook and BOD members will be provided a softcopy upon request. Updates from homeowners will continue to be accepted.

**Adjournment:** Motion made and approved to adjourn with September meeting scheduled as a ZOOM meeting (TMGA will arrange) at 7:30 pm 28 September 2020.

Respectfully submitted

Barry Wolcott, Secretary