

## JULY FINAL MINUTES

Monday, July 25, 2022

**Call to Order/Establishment of Quorum:** The President called the meeting to order at 7:40. Six members and the IKO representative were present by Zoom; Mr. Redmon was absent

**Open Forum:** No other Association members were present.

**Approval of June Board Meeting Minutes:** The Final Version of the June Minutes as emailed to the BOD was approved without change. The BOD Noted that the version in the Management Report was the Initial Draft.

**Presidents Report:** No specific items to report. Mentioned his pleasure to find that the last heavy rainstorm was “well handled” by the Common Area drainage

### **Vice President’s Report:**

- IKOCM Derwood Station 2 Website: Dr. Beck is working on recommendations for changes to the current website and to the
- IKO Portal.
- Campaign Signs discussion: BOD appreciated the VP’s handling of a member’s complaint about a campaign poster located on the “devils strip, between sidewalk and street.
- Portal Registration Notice: Mr. Harsanyi will contact members who have not already signed up.
- Vantaca Training: IKO has forwarded a video of the training session to the BOD members.
- Gas surcharge by lawn care contractor: IKO representative will research whether such a charge is “covered” by our current contract.
- Photos of BOD members on the website: Individual members can send a suitable jpg headshot to Mr. Harsanyi if they wish their photo to appear.
- Portal Documents: Mr. Harsanyi requested the IKO representative to have the Documents subfolder for 2022 updated with latest approved BOD Minutes and empty old folders to be removed.

### **Management Report:**

- New Homeowners packets to 7216 and 7445 to both new owners. Mr. Harsanyi requested a copy of the most recent version to review it; manager said she would provide it.
- 7505 BVT sale was a private sale, and IKO is awaiting the transfer documents.
- Pending Sales
  - Requests for Resale Packages
- Homeowner/Non-Homeowner Correspondences
  - 15612/7441 E-mailed concern Concern: Mr. Harsanyi responded to a homeowner’s concerns by recommending use of the 311 line.
  - Mr. Harsanyi dealt with members emailed complaint regarding 5824 Verizon box being repeatedly damaged by contractor by asking owner to deal with it.

- CCOC recommendations for BoD Virtual Meetings: IKO Representative reported that she would forward most current state regulation regarding electronic meetings.
- Site Inspections : In future will be reported via VANTACA
- Pending Action Items •
  - Strauss 2021 Draft Audit Report Status : Still in progress
  - Insurance/Insurance Policies & Coverage: Certification of agent switch has not yet arrived at IKO. IKO representative requested to arrange for a brokers review of adequacy of our current coverage.
  - Schedule A Review: Provided in Management packet with highlight of items most applicable to our Association
  - Schedule A Pending Issues: Mr. Harsanyi and IKO Representative will review Schedule A charges applicable to our HOA and present results to the BOD.
  - Playground equipment: No further update on delivery date.

### **Environmental Report:**

- Check Request: Homeowner reimbursement for CA 12 trees does not yet appear to have been processed. IKO representative asked to resolve this persistent issue.
- 311 Requests: IKO Representative requested to check on status of outstanding 311 reports prior to each meeting and include information in the Board Book.
- Open RFP's: Board unanimously voted to approve the Executive Committee's request
  - For tree removal/pruning work on CA-12, 13, and 2, the best bid was in the amount of \$22,350 to come from SHA funds, expense account 6350, Common Area Tree Project.
  - For repair of CA-9 capstones and grading improvement, not to exceed \$900.00 to come from Operating funds, expense account 6325, General Maintenance.
  - For sign replace and repainting items in and concerning use of the Tot Lot, not to exceed \$1,000.00 with President to notify HOA South that they will be responsible for half of this cost. To be paid from Operating Funds, expense account 6344, Tot lot maintenance.
- Laurel replacement in CA4 and removal of support poles across multiple areas will be paid for from Operating Funds, expense account 6345, Tree maintenance.
- Dr. Wolcott requested that IKO send the Management Report to all BOD Members by the Thursday prior to the BOD meeting. IKO Representative said w\this will be no problem as long as BOD members submit their requests for agenda items by the Tuesday before the meeting. She will send a reminder to that effect on the 15<sup>th</sup>.

### **New Business:**

- Dr. Wolcott suggested creation of a standing committee of the BOD (Perhaps called the Community Relations Committee) to be chaired by Mr. Harsanyi. Dr. Beck volunteered to join that committee. The Secretary will send copies of the charters for the other two standing committees for them to produce a sample charter for such a committee.
- Dr. Beck reported on a recent rise in the background rate of Covid-19 infections in the county with the rate of positive tests from active clinical sitters (not including home tests) now above 10%.

**Treasurer's Report:**

- Financials: Treasurer reported no significant issues. IKO to provide update on status of CDs which seem to show a CD as having passed its expiration date with no replacement being listed.
- 2023 Budget: Treasurer reported no significant issues. IKO to provide update on status of CDs which seem to show a Reserve Funds CD as having passed its expiration date with no replacement CD being listed (IKO was asked to create a new CD from the rollover funds and additional funds from the Reserve MM fund).

**Next Meeting:** Monday, August 22, 2022, at 7:30 pm will be by Zoom

**Adjournment:** There being no further business, the BOD voted at 9:00 pm to adjourn.

Respectfully submitted.  
Barry Wolcott