

**FINAL MINUTES
MAY 2022 BOD MEETING**

The meeting was called to order by the President at 7:45 pm. All seven BOD members were present.

OPEN FORUM:

- A member asked about posting personal (political) materials on the physical bulletin boards in the common areas; the BOD agreed that those locations were for official BOD materials.
- A member identified purchase of single-family houses by investment groups as a potential future problem.

APRIL MINUTES: Approved with a minor correction to the time of call to order.

PRESIDENT'S REPORT:

- IKOCM Derwood Station 2 Website: No comments by BOD members
- 2022 Assessment: \$30.00 cancelled check charge is to be refunded to the Association.
- 2022 Annual Meeting: Parts One and Two completed; separate minutes will be published for review by the BOD. In the future, candidate bios are to accompany the mailed/emails ballots/proxies.

MANAGEMENT REPORT:

- New Homeowners welcome letters: Previously approved.
- Pending sales
 - 7445 Mahaska under contract
 - 7216 Titonka under contract
- Correspondence:
 - ARC: 7405 Oskaloosa deck expansion
- Site inspections: IKO representative identified some specific issues.
- Pending Action Items:
 - Contracts due:
 - Strauss Audit 2021
 - Stolburg snow removal
 - IRS refund of \$1,219.00 to be reviewed when 2021 filing complete.
 - Insurance/Insurance Policies & Coverage- awaiting Hartford Policy #30BDDHM1878 details
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- Common Area Inspections:
 - Ticket #2237604 Angola Court WSSC Work County 62X23 area will be Excavated/Asphalt repair May 25th -May 27th Signs will be posted on Monday, May 23rd when saw cuts are made. Contact #(443)-609-6371
- Schedule Review •

- CCOC Charge \$65 vs \$75 billed- paid
- Schedule A – March (remove NSF Fees)
- Schedule A- April (correct postage and review fees)
- Invoices
- Due from 2021 (IKOCM Transition) Awaiting Officer Approval
- Pending Invoices in March-April: NO IKOCM invoices pending
- Future Invoices • Crawl Tube delivery date now late June.
- County work orders posted:
 - Ticket #269401-pending CA 10 Manhole Cover W near 15601 13 WSSC Manhole Cover.pdf 20-May-2022 (In progress)
 - Ticket #1494008520- High grass in common areas (In-progress)
 - Ticket #1490105273-Debris, trash, and leaves reported in Stormwater Management BMPs (Ponds, Underground Structures, Dry Ponds, Wetlands, Detention Basins, LID, ESD, Bioretention) (In-progress)
 - Ticket#1490105256- Leaves clogged in storm drains on Indianola and Oskaloosa Drive (Closed)
- IKO has agreed to conduct two VANTECA software training sessions for the BOD; these will be recorded. BOD Members can send items of interest to the IKO manager.

ENVIRONS COMMITTEE:

- Mr. Palmer has sent each BOD member a list of FY 2022 action items under consideration by the Environs Committee (Attached). The Environs Committee will solicit bids for individual elements of the listed items and present formal proposals to the BOD for action.
- Pollinator Garden has been completed, and it is attractive.
- Approved reimbursement up to \$3,000.00 for four arborvitae to be planted in CA-12. To be paid for from the SHA Account.
- Mr. Palmer will send to IKO representative a list of trees along Indianola that are dead/dying.

NEW BUSINESS:

- Election of Officers had the following results:
 - President: Tom Jordan
 - Vice President: Laszlo Harsanyi
 - Treasurer: Gary Palmer
 - Secretary: Barry Wolcott

TREASURER’S REPORT: Treasurer reported no issues requiring discussion.

ADJOURNMENT: There being no further business requiring attention by the BOD, a motion to adjourn was made and approved. Next meeting will be 27 June 2022 at 7:30 pm via Zoom

Submitted: Barry Wolcott, Secretary

CA potential contract activities May 20 2022

Area	Item	Activity	Est. Cost	
CA 9	Retaining Wall	Secure 8+40 capstones; add fill dirt to path side of lower wall to redirect water off of back side of the wall. Fix 2 fence posts.		
CA 9	Retaining Wall	Break down and rebuild retaining as with appropriate drainage and appropriate setback on layers		
CA 9	Retaining wall	Replace wall with new, better wall		
CA 2	*Oak Trees #377 (dead) & tree near 385 (dying)	Drop and dispose of remains either on or off site No stump removal		
CA 2	*Other trees (prob. wild cherry) #389, 396, 398, old # 402 (dying from top)	Drop and dispose of remains either on or off site No stump removal		
CA 13	*Pine Trees 241, 251, 255 (no #), 259, 261, 265 (no #, near 264)	Drop and dispose of remains off site Possible stump removal		
CA 12	*Pine trees 189-202	Trim/prune pines on business condo side to allow screen trees to		

		grow Raise 3-6 ft. above new trees		
CA 12	Screen trees	Remove appropriate stakes		
CA4	Laurels	Replace 3		
CA4	River birch	Remove stakes		
CA 1	Hollies	Remove stakes		
CA 8	Tot lot 2 benches	Refurbish and Repaint		
CA 8	Tot lot swings	Refurbish & Repaint cross pole		
CA 8	Tot lot signs	Reduce to 2 8' u-channel poles in each side (one existing); keep similar signs and post on u-channel post		
CA 9	Area entrance from Algona Court	Replace damaged motor vehicle signs		

- Note: CA 2 and 13 trees are marked with yellow tape May 19, 2022