

Derwood Station Homeowners Association No. 2 Inc.
Board of Directors Meeting
January 28,2019,
FINAL Minutes

The meeting of the Board of Directors (BOD) was called to order at 7:30 pm by the Treasurer at the home of Mr. Palmer with three BOD members present along with the TMGA representative, Stephon Collins. Absent: Mr. Hilliard, Mr. Jordan, Mr. Harsanyi, and Ms. Baldwin. In the absence of a quorum, Mr. Palmer announced that no votes could be taken during the meeting.

Recent Street Repairs: The Board heard the statement of Mr. Botwin, a member of the Association, complaining that the recent street repairs undertaken by a contractor for the County did not, in his opinion, meet the standards described in the MCDOT brochure sent to community members prior to the work. The three members asked that the Environs Committee conduct an inspection of the work in the Spring (after freeze/unfreeze cycles will have highlighted many possible problems) and report their findings to the Board. Mr. Botwin was advised that he could present a “sense of the Annual Meeting” motion for consideration by the Association membership represented at the April Meeting and that could be then sent to the County Commissioners.

December 2018 Board Meeting Minutes: The members present recommended that the Secretary present the DRAFT minutes to all BOD members ASAP for an e-vote.

Electronic Voting at Annual Meetings: There was no support for this from the three members present. Action will be deferred to the February Meeting to allow discussion by a greater number of BOD members.

Common Area Surface Water Problems: The members present discussed the DRAFT letter proposed by Mr. Palmer and Mr. Wolcott. This letter is intended to go to each homeowner whose property abuts Association Common Areas AND who have been identified as having acted to redirect surface water on their property directly onto Association Common Areas. The DRAFT letter would be customized to specify the nature of the Common Area issue/s resulting from this surface water redirection. The members present approved the text and recommended that the Secretary present the text to the BOD Members for an e-vote.

CA-2 Bench and Table: These have been installed, but invoices for the installation not yet received/processed.

Curb Damaged by Snow Plow: Mr. Palmer presented a message from Mr. Harsanyi indicating that Mr. Harsanyi had a message from the responsible County official that these repairs “will be a priority as soon as Spring arrives.”

Lawn Mowing Contractor-Caused Damage: The TMGA representative stated that no response had been received from the involved vendor; in accord with prior resolutions of the BOD, TMGA withheld the final payment under the now-expired contract of roughly \$1,300.00 to the vendor as restitution for this damage.

Montgomery County Tree Program: Mr. Palmer presented a message from Ms. Baldwin reporting that most plantings for CA 13 and CA 1 were now complete; four willow-oak trees remain to be planted in the Spring.

Five-Year Tree Plan:

- Mr. Palmer reported that Chapingo Tree Care Specialists had completed removal of trees identified in Year One of the Five Year Tree Plan for removal in CA 12 and 1. Some heavy stumps remain to be hauled off, and four stumps on CA-1 remain to be ground down.
- Mr. Palmer is continuing to solicit recommendations for the nature/number of trees to replant in CA-12; the intent of the Environs Committee is to plant those trees in the Spring.
- On behalf of the Environs Committee, Mr. Wolcott presented a Scope of Work and Budget for the second Five-Year Tree Plan (FY 2018-2022). The members present approved the draft as presented and recommended that the Secretary present the text to the BOD Members for an e-vote.

Other Environs Committee Issues:

- The New grass plan to repair “bare spots” in front of the soccer goals has taken root. The areas will remain taped-off through the first couple of Spring grass cuttings.
- Chapingo Tree Care Specialists have almost completed tree trimming and thinning in the wooded area at the base of CA-2. The support cabling of the large tree on CA-13 has not been started due to soggy ground.
- There are two areas on CA-8 and one on CA-2 that recent heavy rains revealed less than desired surface water flow. The recent snow prevented members of the Environs Committee from meeting with and solicit proposals/bids from 2-3 potential vendors to discuss re-shaping the existing grassy areas to better direct that surface flow during heavy rains. The Committee will return to the BOD at the February 2019 BOD meeting with a formal recommendation.
- There has been no further action regarding either the Wetlands Project remediation. The Committee hopes to be able to present further information at the February 2019 BOD Meeting.

2019 Annual Meeting: That meeting is scheduled for 7:30 pm, 22 April 2019, at College Gardens Elementary School. TMGA is making arrangements to reserve the school and will work with the BOD President to finalize mailings to the membership. The terms of four current BOD members expire at the time of this meeting. (Dr. Wolcott, Mr. Jordan, Mr. Harsanyi, and Ms. Baldwin).

Survey of CA-12 Property Line: The TMGA representative reported that the vendor who had made a site visit has yet to submit a formal proposal.

Operating Contingency Fund: The members present recommend that the Secretary present to the BOD membership for an e-vote the following: *RESOLVED. In accord with prior Board actions, upon receipt of the 2018 Audit results, the Association Treasurer is to transfer from the Operating Fund to the Operating Contingency Fund an amount representing the difference between FY 2018 Total Income and FY2018 Total Expenses.*

Association Calendar: Action to accept this document was deferred until the February meeting.

Identifying a “Handyman” to Perform “Smaller Common Areas Jobs:” TMGA is to work with the Environs Committee to identify such an individual.

Treasurer’s Comments: The Treasurer reported no specific issues involving the financial reports.

Adjournment: With no further business to consider, a motion to adjourn was made and approved at 9:05 pm. The next scheduled meeting of the Board will be at 7:30 pm on 28 January 2019 at the home of Mr. Jordan.

Barry Wolcott, Secretary

DRAFT