

Derwood Station Homeowners Association No. 2 Inc.  
Board of Directors Meeting  
JULY 26, 2021  
FINAL Minutes

The June 26, 2021 BOD meeting was called to order (virtually) by the President at 7:50 pm via Zoom technology after the continuation of Part Two of the 2021 Annual Meeting for lack of a quorum. Seven board members and the TMGA representative were present. Three Association members were also in attendance at the meeting's start.

**Membership Forum:** No items brought forward.

**June 2021 Minutes:** Approved as presented.

**Tot Lot Shared-Use Agreement:**

President Harsanyi announced that he had sent a message on 23 June 2021 to the HOA-S BOD expressing the prior opinion of the BOD that the current agreement may not allow for continuation for the agreement for a third ten-year period. As the agreement was originally signed 25 July 2001, President Harsanyi extended, on behalf of our BOD, an invitation to members of HOA-S and their guests to use the Tot Lot through 25 Aug 2021 with the expectation that amendments to the Agreement explicitly authorizing an extension for a third ten-year term be agreed to by the two BODS. (See attachment to minutes for the text of that message from the President)

President Harsanyi then offered for BOD Approval a motion (see attached for text) containing language intended to allow extension of the Joint Use agreement for a third ten-year period and to ensure that any use rules for the Tot Lot approved by our BOD apply equally to all valid users. After extensive discussion, it was agreed that while additional amendments to the Agreement may be beneficial in the near-term future, the language in President Harsanyi's motion properly protected the interests of all involved. The motion passed unanimously. President Harsanyi will present the draft language to the HOA-S BOD as soon as possible.

Regarding a separate joint review of the agreement by both BOD's to remove outdated requirements and potentially replace the 20-yr-old agreement, President Harsanyi will work with the TMGA representative and our insurance agent to clarify the current liability coverage and what benefit would be provided by naming HOA-S as a Named Insured on the policy as required by the current agreement.

**Annual Meeting:** In the absence of a quorum, the second half of the 2021 Annual Meeting was continued until 23 AUG 2021 when a quorum will, by law, consist of whatever number of Association Members are present in person or by Proxy.

**New Homeowners Welcome Letters.** The TMGA representative stated that he would again ask his assistant to include copies of these letters in relevant Management Report.

**Maintenance Issues:**

- Stump in CA-8 has not yet been removed by the vendor. TMGA representative will check with the vendor on their plans to remove the stump. The contract status summary in the Management Report will be corrected.
- TMGA representative was asked to request the vendor address the large number of recent deadfalls on the various Common Areas. Mr. Palmer stated that, assuming firm turf conditions, the vendor could bring a pickup truck onto the Common Areas.
- TMGA representative will try to establish who cut down one of the trees planted two years ago along CA-11

**Architectural Correspondence:** No comments.

**Miscellaneous Correspondence:** No comments.

**Soccer Goals:** After lengthy discussion, a motion was unanimously passed to continue BOD support of the soccer goals with the understandings listed below.

- President Harsanyi will meet with interested users from both HOA-South and our HOA and members of the HOA-S BOD to discuss these understandings.
- After that meeting, President Harsanyi will oversee relocation of the goals to a position along CA-6 agreed to by the President and the Chair of the Environs Committee. The two will also identify three other acceptable positions along CA-5 and CA-6.
- Once the goals are re-positioned on CA-6, President Harsanyi will oversee replacement of the goal nets. The goals are to remain there until movement is approved by the Environs Committee.
- Whenever turf conditions in the goal areas mandate movement of the goals, the Environs Committee Chair will alert President Harsanyi and direct to which of the alternate positions the goals are to be moved.
- President Harsanyi will coordinate movement of the goals to the new location by volunteers.

The BOD was very clear that further episodes of interference with the BOD's control over the positioning or maintenance of the goals will result in their removal entirely.

**Reserve Analysis:** Dr. Wolcott and Mr. Palmer will present at the AUG BOD Meeting, they will present a recommendation for BOD action to ensure our Association's compliance with the 2021 Maryland General Assembly legislation pertaining to these issues for HOA's in Montgomery County.

**Financial Reports:** No issues were identified by Treasurer.

**Adjournment:** There being no other business, a motion to adjourn was approved at 9:15 pm.

**Next Meeting:** As announced in the Meeting Call, the second part of the 2021 Annual Meeting will reconvene on 23 August 2021 via Zoom. The President will also remind homeowners on his private distribution list and provide Zoom access information. The regular August BOD Meeting will follow conclusion of that portion of the 2021 Annual Meeting.

Barry Wolcott  
Secretary