

Derwood Station Homeowners Association No. 2 Inc.  
Board of Directors Meeting  
JUNE 28, 2021  
FINAL Minutes

The June 28, 2021 BOD meeting was called to order (virtually) by the President 7:35 pm via Zoom technology after the conclusion of the first portion of the 2021 Annual Meeting. Seven board members and the TMGA representative were present. Three Association members were also in attendance at the meeting's start; two dropped off early in the meeting.

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

**May 2021 Minutes:** Approved as modified.

**Tot Lot Shared-Use Agreement:** Tom Jordan will officially contact the HOA-S BOD President, say that as they have agreed to proceed jointly to work out changes to the Joint Use Agreement (rather than consult a lawyer), he is ready to meet with their representative/s following the July 4<sup>th</sup> holiday to bring the issues to resolution prior to 25 July, when the language of the current Agreement is unclear as to whether further extensions are allowed.

**Annual Meeting:**

- TMGA will, be sending out:
  - Proxy/Ballot. Wolcott, Beck, Jordan, and Harsanyi; Jack Krakower decided to withdraw his earlier self-nomination when Mr. Beck agreed to run.
  - The minutes of the 2020 meeting were provided to individual members during the initial mailing
  - Letter describing how the process will work

**Homeowners Guide:** Now in use.

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

**Maintenance Issues:**

- Stump in CA-8 scheduled for removal by contractor after July 4<sup>th</sup> holiday.
- Contractor routinely removes fallen branches small enough to be removed without sawing as part of existing contract.
- Large fallen branch in CA-6 has been removed, but neither the Manager nor any BOD member knew for certain who removed it.

**Architectural Correspondence:** No comments

**Miscellaneous Correspondence:** No comments

**Reserve Analysis:** Dr. Wolcott and Mr. Palmer presented a synopsis of the recent Zoom meeting by the CCOC regarding Reserve Analysis and Funding. 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:** As the management report did not have the Balance Sheet-Operating Fund, the Treasurer forwarded the electronic version of the financials to all BoD member before the meeting." No problems 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 be held on 26 July 2021 via Zoom. The President will also remind homeowners on his private distribution list and provide Zoom access information.

Barry Wolcott  
Secretary