

Derwood Station Homeowners Association No. 2 Inc.
Board of Directors Meeting
MAY 24, 2021
FINAL Minutes

The May 2021 BOD meeting was called to order (virtually) by the President at 7:35 pm via Zoom technology. six board members and the TMGA representative were present initially; Mr. Palmer joined later. Tyler Beck, a new HOA Member, also joined.

March 2021 Minutes: Approved by unanimous vote.

Tot Lot Shared-Use Agreement: Discussed motion presented by Dr. Wolcott; passed unanimously. President to contact HIOA-S and ask them to identify the way in which they would like to proceed. See discussion and motion text below.

Our Board sees two issues needing to be resolved before the 25 July twenty-year anniversary of the signing of the Tot Lot Joint Use Agreement. Those issues are:

1. *The language of the current Agreement appears to not contemplate renewals after the end of 2021.*
2. *The language of the current Agreement does not seem to appropriately protect members of HOA-S from action of a future BOD of our HOA to create use rules for the Tot Lot that disadvantaged members of HOA-S in relation to members of our HOA. HOS-S should have the right to comment fully on proposed new rules or use rule-revisions before they are enacted by our BOD.*

We see two ways to resolve these concerns, and we agree that either method would meet our BOD's responsibilities to our Association):

1. Join with HOA-S to engage legal consultation (sharing the costs equally) to determine what, if any, amendments to the current language are required to adequately address these two issues.
2. Have members of the two BODs meet to draft mutually agreeable language amending the current Agreement to clarify these two issues.

The motion passed was: Our BOD President is to present our concerns as discussed above to the HOA-S BOD and ask them which of the two above methods they feel best meet their requirements. Our President would then be empowered to act jointly with the HOA-S BOD to effect whichever of the two methods the HOA-S BOD prefers.

Vice-President Tom Jordan will coordinate subsequent discussion between the two Boards.

Tot Lot Enhancement Discussions: Discussed request from HOA-S president for discussions on possible enhancement to shared Tot Lot that could make our HOA's more desirable communities for young families. Mr. Harsanyi will contact HOA-S with our Board's decision to have the new Tot Lot subcommittee coordinate these discussions.

Annual Meeting:

- Meeting Call has been sent.
- Nominating Committee: Four current Directors' terms are expiring and all four have indicated they are willing to be candidates for the 2021-23 term: Messrs. Harsanyi,

Jordan, Krakower and Wolcott. Art Rawson will make the announcement and request additional nominations from the floor.

Homeowners Guide: Now in use.

CA Maintenance Issues:

- CA-8 Tree: Removed. Stump removal still to be done.
- CA-7/8 Grass: Growing well; tapes and poles will be gone shortly.
- Repairs to walkways ay Bulletin Boards are complete and very well done.
- Rock River in CA-8: Accept JJJ bid in amount of \$1,040.00 replace rocks in correct positions and kill the weeds. To be paid from Operating Fund and charged to 09110, General Maintenance and Repair.
- Tot Lot base material replacement: Accepted to bid of JJJ of \$3,850.00 to do the work. President to inform HOA-S of the need for the work and the cost. To be paid from Reserve Fund and charged to 5140 Tot Lot Other; reimbursement from Derwood Station South, when received, will be deposited to Reserve Fund.
- Project Report: President asked that this report be included in the Monthly BOD Book.
- Rose bushes at end of CA-2 doing poorly; Environs Committee will try to come up with suggestions.

Architectural Correspondence: No comments

Miscellaneous Correspondence: No comments

Financial Reports: Complete electronic version was sent to all BOD members; No specific comments from Treasurer.

Adjournment: There being no other business, a motion to adjourn was approved at 8:55 pm.

Next Meeting: As announced in the Meeting Call, the June Meeting will be the first part of the 2021 Annual Meeting 28 June 2021 via Zoom. The President will remind homeowners on his private distribution list and provide Zoom access information.

Barry Wolcott
Secretary