

Derwood Station Homeowners Association No. 2 Inc.
Board of Directors Meeting
October 24, 2020
DRAFT Minutes

The October 2020 BOD meeting was called to order (virtually) by the President at 7:35 pm via Zoom technology. Seven board members and the TMGA representative were present; no other Association members attended

September Minutes: The DRAFT September minutes were approved with one typographical correction.

Resolution Regarding Email Receipt by Association Members of Official Association

Documents: TMGA will recast in the form of a formal BOD resolution the motion passed at the August BOD Meeting regarding such use of email for official HOA correspondence.

Motor Vehicles On Common Areas: Dr. Wolcott identified for the BOD the place in the Homeowner's Guide prohibiting use of any form of recreational motor vehicles on the Common Areas. No further BOD action required.

Legal Documents Required to be Provided at Sales Closings: TMGA will provide the BOD members with a complete list of those documents that:

- A seller is legally obliged to provide at closing (documents provided by TMGA for a fee);
- TMGA provides to new Association members as they enter the neighborhood (documents approved by the BOD and provided to new Association members at no fee).

Issue of Identifying Association Attorney: Discussion regarding the necessity of identifying a specific lawyer at this point; TMGA representative pointed out that most significant legal needs the BOD is likely to face would be covered by our various insurance coverages. No further action required.

Storm Drain Outfall in CA-10: County has repaired it; closed. Secretary to draft letter of Appreciation to County Executive.

Oskaloosa Terrace Resident Storing Commercial HVAC Equipment in Driveway: The materials have not been present for 2+ weeks.

Oskaloosa Bench: Installation of 6-foot backless bench is underway; projected to be completed within ten days. Cost of the bench, assembly, and concrete/paver base will need to be added as a Capital item to the Capital Equipment Reserve; Treasurer to communicate the total to Mr. Jordan.

Email Authority for e-mailings of Association documents: The President reported that approximately 120 members have submitted their authorization and those are on file as of this date.

Maintenance Items:

- CA-8 has been re-seeded the area in front of the Soccer Goals, covered with straw, and enclosed with caution tape.
- Environs Committee met with Contractor representative regarding the CA-2 Rain Garden feature; Contractor to provide a description of work and its cost; to be further discussed at November Meeting.
- Re-Sealing of Asphalt Pathways: Moved, seconded, and approved that the Environs Committee contract at a cost of under \$5,000.00 for resealing all the asphalt pathways. To be paid for from the Capital Reserve Fund using a 3-year future amortization schedule.

FY 2021 DRAFT Budget: The FY 2021 DRAFT operating Budget has been mailed/mailed to the Association Membership in the next few days. Final approval of FY 2021 Operating Budget will occur at the November BOD Meeting.

Review of Capital Equipment Reserve Spreadsheet: Mr. Palmer, Mr. Jordan, and Mr. Rawson will review the Capital Equipment Reserve spreadsheet and report to the BOD at the November meeting any recommended changes to:

- The projected life expectancy of each item
- The projected replacement cost of each item
- The annual inflation rates expected over the course of the spreadsheets calculations
- Consider some form of amortization of Association's tree assets

Review of Tot Lot Refurbishment Requirements: The BOD approved creation of a subcommittee to evaluate the current state of, and make recommendations for maintenance and eventual replacement of the Tot Lot's perimeter timbers, safety layer of wood chips, and the individual pieces of equipment present. Ideally the BOD of HOA-South will nominate a member of this subcommittee.

Driveway Storage: Problem has not been present for past two-three weeks

Architectural Committee Issues: The President summarized a meeting the HOA President, Secretary, and Treasurer held via Zoom with the Architectural Review Committee Chairman regarding desirability of restating the earlier charge by the BOD to the ARC. The BOD asked the Secretary to draft such a charging document for review by each BOD member and to conduct an e-vote after the comments have been returned to the Secretary.

Adjournment: At 9:20 pm a motion was made and approved to adjourn with September meeting scheduled as a ZOOM meeting (TMGA will arrange) at 7:30 pm 23 November 2020.

Respectfully submitted

Barry Wolcott, Secretary