

Derwood Station Homeowners Association No. 2 Inc.
Board of Directors Meeting
OCT 25, 2021
FINAL Minutes

The October 25, 2021 Board of Directors (BOD) meeting was called to order (virtually) by the president at 7:30 pm via Zoom technology. Four members were in attendance along with the TMGA representative. Messrs. Rawson and Redmon joined shortly after; Dr. Wolcott was absent. Two visitors attended: Denise Usher Derwood South's delegate to the Tot Lot Subcommittee attended to field questions on a proposed addition to the tot lot and DSHOA2 homeowner Jennifer Humensky attended briefly.

SEP 2021 Minutes: Approved unanimously with changes submitted and discussed at the meeting.

Motion on Additional Equipment for Tot Lot: The following motion presented by Mr. Palmer was approved unanimously pending concurrence by DSS to share funding. The president will contact the DSS president before the order is submitted through the new management agent:

1. Tot lot

Background: Tot Lot Subcommittee of the Environs Committee is presenting an addition to the CA 8 tot lot of a feature for children 2-5 years old. While we have only one bid, at this price we believe it is a good price and that it will facilitate installation, possibly before the end of the year. If approved by the BoD, the President will contact the South BoD to confirm that they will fund ½ the cost (South BoD support has been confirmed by the DS South member of the Tot Lot Subcommittee, Denise Usher. The Subcommittee is considering other options including expanding the tot lot area and adding a bench on the east side. Also we are considering replacing existing tot lot boarder timbers with a lower more modern system; these proposals are complementary with this motion but are not ready for consideration.

Motion: That BoD approves expenditure of \$3,433.70 for a Garden Crawl Tunnel to be installed by Commercial Recreation Products. Source of funds: Operating fund (2021 excess) Accounting code: 09117 Tot lot maintenance

Note: when installed, this acquisition will be added to the Reserve Analysis.

TMGA Contract Termination and Transition to IKO CM: The President reminded the BOD that the new management agent, IKO Community Management, will hold a training session on VANTACA, their online system, on November 03. The BOD thanked Mr. Collins for his years of excellent service to the BOD and for TMGA's many years of service.

Environs Committee Report: Mr. Palmer presented two motions for BOD approval, as shown below. Both were approved unanimously and the TMGA Representative will notify the contractor to schedule the work:

1. CA 12 trees

Background: The cryptomeria trees along CA 12 boundary with the business condominiums have stabilized and the Environs Committee proposes adding another set of trees between the existing trees to complete the screening. A proposal has been obtained from Stolburg Landscaping, who successfully installed the cryptomeria and replaced some that died during a

hot, dry summer. Choosing arborvitae for this action will prevent having too many similar trees in the area.

Motion: The BoD approves expenditure of \$9,067.50 for 15 arborvitae in CA 12.

Source of funds: SHA Fund Accounting code: 07901 Common area tree project

2. CA 12 stump removal

Background: Several large pine trees were removed from CA 12 several years ago as part of the 5 year tree plan. The stumps were left, but they are preventing maintenance of the area and vines are spreading throughout the area. Removal of the stumps will permit the landscaping contractor to cut and maintain this area.

Motion: The BoD approves \$750.00 for the removal of 5 stumps from CA 12.

Source of funds: SHA Fund Accounting code: 07901 Common area tree project

Mr. Palmer also presented a motion for future BOD approval

3. CA 1 tree

Background: A large mature silver maple planted in the area behind 15841 BV Drive was removed several years ago because it was dying. We had one planted by Tree Montgomery in the area but that one died and has not been replaced. The Environs Committee proposes replacing the trees in that area with a red maple to enhance the plantings there and continue the screening of our HOA from DS HOA. We have communicated with two nurseries and have obtained estimates of approximately \$900 for a transported and planted large (10-12 feet)

2020 Audit: The TMGA representative informed the Board that the 2021 Reserve Analysis by Mr. Jordan has been forwarded to the auditor and an updated draft audit will follow for Board approval. The outstanding 2019 IRS refund as well as final October invoices will be forwarded by TMGA to IKO CM upon receipt.

2022 Draft Budget: The president and the management indicated that no homeowner comments have been received on the draft FY2022 Budget dated October 01. The BOD approved the draft budget. It calls for the Annual Assessment will remain at its FY 2021 level of \$360.00 and, as it allows for a one-time rebate of \$15.00 to each member, the amount billed to each member will remain at its FY2021 net level of \$345.00. The Final Budget and a cover letter will be sent to the membership over the signature of the new IKO CM Representative.

Maintenance Issues:

- Mr. Redmon will check on the status of the contract to reposition rocks that had been by rainwater in the CA 8 stream bed.
- The President noted that low branches obstructing pedestrians on Indianola sidewalks and presenting a safety issue at night have been uplimbed/clipped. A complaint had been filed with the County but no report was available.
- TMGA representative to meet with Stolberg re clean up issues on CA12 and tree removal in CA2. BOD unanimously approved contracting with Stolberg for expenditure of up to \$3,000.00 for removal of that tree; no stump grinding or large debris removal required.

Architectural Correspondence: No issues.

Miscellaneous Correspondence: No issues.

Financial Reports: Treasurer reported no unusual issues.

Adjournment and Next Meeting: Meeting was adjourned at ~9:00pm. Next Meeting will be November 22,2021 at 7:30 pm via Zoom.

Respectfully submitted,
Laszlo Harsanyi