

Derwood Station Homeowners Association No. 2 Inc.
Board of Directors Meeting
SEPT 27, 2021
FINAL Minutes

The September 27, 2021 BOD meeting was called to order (virtually) by the President at 7:30 pm via Zoom technology. Seven members were in attendance along with the TMGA representative.

Membership Forum: No other members were present.

2021 Annual Meeting Minutes: Accepted as presented for approval by membership at the 2022 Annual Meeting

AUG 2021 Minutes: Approved as presented.

SEP 2021 Special Meeting Minutes: The minutes of the special meeting to select the next HOA property manager was approved as presented.

Election of Officers: The current officer slate was unanimously reelected, and will serve through the 2022 Annual Meeting

TMGA Contract Termination and Transition to IKO: The President and the TMGA Representative reported no problems to date. The President will keep the BOD informed of the results of weekly progress reports as the transition to IKO Community Management occurs.

2020 Audit: Mr. Jordan will forward a copy of the current Reserve Analysis to TMGA for re-transmission to the auditor.

2022 Draft Budget: After discussion, the BOD approved a DRAFT FY2022 Budget as proposed by the Treasurer. It calls for the Annual Assessment to 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 level of \$345.00. The Budget and a cover letter to be approved by the Treasurer and the President will be sent to the membership over the signature of the TMGA Representative and will request member comments prior to the 25 October 2021 BOD Meeting.

Tot Lot Shared-Use Agreement:

- The TMGA Representative reported their recommendation that the Association's current liability insurance of \$1M was appropriate.
- The President will work with the new management group to have the wording of the liability policy include the language required by the Tot Lot Joint Use Agreement

Maintenance Issues:

- New Stolburg Contract (thru 2022) approved; TMGA Representative to ensure an appropriately signed copy is passed to the new management group during the transition period.

- TMGA Representative to clear up the issue of whether payment to Stolberg for the stump grinding on CA8 has been completed and charged to our account.
- 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. Cost to be charged against the SHA fund.
- TMGA representative will solicit snow removal proposal from Stolberg.
- Contractor for HOA-S homeowner damaged the turf of CA-6. President will be communicating with DSS to encourage their assistance in preventing such issues in the future.
- After discussion, the BOD determined that there was no need to place a recycle bin near the Tot Lot, as the recyclable litter appears to have moved, with the soccer goals, from near the Tot Lot to CA6.

Architectural Correspondence: None

Miscellaneous Correspondence: None

Soccer Goals: The attached policy statement was unanimously approved and replaces all prior policies on this topic.

Reserve Analysis: Treasurer will forward a copy of the Reserve Analysis as of 1 October to each BOD Member and to TMGA who will forward it to the auditor and to the new management group.

Financial Reports: Treasurer reported no unusual issues.

Adjournment and Next Meeting: Meeting was adjourned at 8:40pm. Next Meeting will be 25 October 2021 at 7:30 pm via Zoom.

Barry Wolcott
Secretary