

Hollybrooke Derwood Station South Homeowner's Association

When: Wednesday June 20, 2023 - 7:00PM

In Attendance: Eli, Dave, George, Sharon, Denise, Sabrina, Jon, Jody & Jim
Heather from MTM, Nick

Welcome

- Approval of Minutes – 2nd - **Approved**

- MTM Review of HOA election results – Dave, George, Jody, Jim & Sabrina were elected. Only 54 ballots were returned. 58 ballots need to be returned for an “official” election. There was discussion whether a new election should take place, based upon the documents. Since this is the normal amount of ballots returned a motion was put forth to authorized the new board based upon the 54 ballots that were returned – 2nd – **Approved**. The board will look into changing the documents in regards to elections. The board will also look into increasing voting participation. Perhaps put out reminder signs in the neighborhood. Perhaps finding another way to cast ballots instead of mailing them in.

- Officer Reports
 - President: Dave Minier – New website goes live on July 1. Board members need to setup credentials in order to have access to a private page that will show contracts, financials, etc.
Per Nick, we need to contact DreamHost to pay what we owe and then keep current website live through July. We’ll also need to contact GoDaddy to have derwoodstationhoa.org point to hollybrookehoa.org at the appropriate time.
Ice cream social was well attended. Face painting was added and was a big hit.
Dave Peterson of HOA1 suggested having a fall cookout. Sabrina wondered if voting could be advertised at the next June ice cream social.

 - o Vice President: Jonathan Tubman

 - o Treasurer: George Wolohojian – 4 reminder letters were sent out for Feb. overdue assessments. 1 was paid, 3 still outstanding.
Hamilton Clark from Morgan Stanley agrees with out C/D ladder. One \$20k c/d has just matured with another maturing in October. George asked Jon if money was needed for plantings. Jon said that any new plantings would take place in the fall so it would be okay to reinvest the current proceeds. Motion to reinvest the \$20k into a new c/d – 2nd – **Approved**.

 - o Secretary: Eli Nadel – only 1 new person has signed up for the neighborhood listserv. Dave thanked Eli for the latest newsletter.

- Committee Report(s) – Sally Hausman
 - o AERC Liaison – 3 applications since the May 2 meeting. They were all approved. Summer walk around has started. Hopefully it will be completed by the end of July.

- New Business
 - o Open Items – Denise spoke to 2 residents at the ice cream social. One just bought his parent’s house and one lives in his parent’s house. They would like to be involved but not serve on the board. Sally said she could use more people on the

AERC. Perhaps other committees could be set up. The board would definitely entertain any ideas. Denise will let these residents know.

Leaf pickup this year? The board needs to review last year's contract. We only paid for 1 pickup due to issues on the landscaper's part. Will be discussed at the next meeting.

- o Next Meeting: Tuesday September 19

- Adjourn