

## Hollybrooke DSS HOA Annual Meeting

When: Tuesday June 9, 2026 - 7:00PM via zoom

In Attendance: Eli, Dave, George, Sharon, Sabrina, Jody, Jon, Martin Benevides, Heather-MTM  
Nick, Bill, Jane

### Welcome

- Approval of Minutes – 2<sup>nd</sup> - Approved
- MTM Review of HOA election results – Heather said that we had more ballots returned using the new election method than in the past. We did have the necessary quorum this year. Eli, Sharon and Jonathan were elected for another term. The election certification is attached below. Eli will try to put together the listserv email addresses and send them to MTM to update their database so that more residents will be able to vote electronically.
- Officer Reports
  - President: Dave Minier – There is an upcoming meeting on June 29 with the CCOC due to a complaint filed by a resident on how the board spends the association’s money. The resident feels that association money can only be spent on the maintenance of the common areas. Currently the budget provides other general services for the community good that are not related to maintenance of common ground that is HOA property. Ron, Heather and MTM have been engaged in this process and the board thank them. We have also engaged an attorney to represent us. For background, the complaint went through mediation with a CCOC mediator. We agreed to disagree at the end of that mediation process. The individual then elected to submit the complaint to the full CCOC panel. The results of the hearing will be reported back.
  - Vice President: Jonathan Tubman - nothing
  - Treasurer: George Wolohojian – Our taxes have been filed, and the community is in good financial shape.
  - Secretary: Eli Nadel – next newsletter in October.
- Committee Report(s)
  - AERC Liaison – Martin – There have been 4 applications filed that needed approval and they were approved. There were other applications filed that didn’t need approval, such as solar panels. Jody said that she received complaints about the house at 7306 Grinnell Dr. Martin said that this house has been a problem for years. All we can do is send the owner strongly worded letters to clean up his property. There was a discussion about how DS2 used to have the ability to file a lien against a homeowner but stopped doing that because it was a hassle. We decided it wasn’t worth the effort to put that ability in place just because of one homeowner. Every other resident takes care of their property. Sabrina had reported she had received 2 complaints about a privacy fence that seemed to be a violation. Martin had looked at it, and it wasn’t in violation. The most current AERC regulations from 2014 have been shared with the community.

- New Business

- Open Items – Jane brought up, that the AERC regulations are out of date. Jane provided a list of modifications that need to be added to the regulations. The suggestions have been sent to Martin who will work with the AERC committee to update the regulations.

Martin said that the AERC committee is now 5 members since 2 members have recently left. Martin will check if there's a minimum number of members required for the committee. He will also try to recruit new members.

Nick asked if there were any social events planned for the summer. Dave said we're waiting for the decision from the CCOC to see if we can spend money on social events. If a social event is allowed it would be at the end of summer before school starts.

- Next Meeting: TBD

- Adjourn

# Last Minute Meetings

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## Election Certification

### Election Information

- **Community:** Derwood Station South Homeowners Association Inc.
- **Meeting Date(s):** June 9, 2026
- **Votes Counted:** 40 proxies

### Voting Results

#### Question 1: Board of Directors Election (Choose up to 3)

<i>Candidate Name</i>	<i>Number of Votes Received</i>
<i>Eli Nadel</i>	59
<i>Sharon Rifkin</i>	52
<i>Jonathan Tubman</i>	54
<i>David Minier</i>	1

### Certification

By my signature below, I certify the outcome of the vote as stated above and further certify that the election was conducted by independent parties who were not candidates in the election and who did not have a conflict of interest regarding any candidate. I further certify that reasonable efforts were made to ensure that the election was fair and that there is accountability for the process and the results of the election.



Donald Garrett, MPA, PRP  
Principal, Last Minute Meetings

6/9/2026

Date