

Derwood Station South Homeowner's Association

When: Tuesday, May 2, 2023 7:00 PM

Attendance – Eli, Dave, George, Jim, Jon, Denise, Jody
Heather from MTM, Nick Radonic, Aaron Bernstein

Welcome

- Approval of Minutes – 2nd - Approved

- Officer Reports
 - President: Dave Minier – Dave has noticed some long lawns. Perhaps an email should be sent reminding people to cut their lawn. Jon said that Tom used to put a flyer into people's mailboxes when a reminder was necessary.

 - Treasurer: George Wolohojian – March financials had some high expenses but they will be put into the correct categories. This was due to website design, paid taxes, newsletter printing and leaf removal costs. These expenses will smooth out.

 - o Vice President: Jonathan Tubman – took a tour of the common areas with Dave. Noted a number of things including improving the landscaping behind the townhouses, trimming the trees on Monona, cleaning up around the monuments at the townhouses, adding lighting around the Hollybrooke entrance sign. Jon also mentioned creating a landscaping committee and coming up with a 5 year replacement plan for trees in the common areas and whether to replace or let go of the fencing. Jim brought up that the trees along Monona are county trees and we would need to get a county waiver to trim them. George talked about getting solar lighting for the entrance sign and how to secure them. The reserve study mentioned the signs and fence.
We'll get estimates to trim the trees along Monona and to clean up around the monuments.

 - o Secretary: Eli Nadel – newsletter will come out in June with a reminder to vote in the upcoming election and an explanation of the new website.

- Committee Report(s)
 - o AERC Liaison – There have been 7 applications since February. Six have been approved and one was sent back for additional information, which has not been received.

- Old Business
 - o Website update – the new website is Wix based, which will make it easy to maintain and update. The website mirrors the current website but is freshened and modernized. There will also be just 1 email address for the board, AERC and community to use. Initially, Dave, Denise & Eli will monitor and forward the emails. Some information, including financial reports and contracts, will be hidden with access given just to residents. The board thanked Nick for his years of maintaining the current website.

- New Business
 - o Election cycle - the current board members whose terms are up will be running again. Jody knows of a resident who is interested in running for the vacant seat. MTM will be sending out the election notice and ballots.

o Summer social with DS 1 & DS 2 – scheduled for June 17 at 1pm with a rain date of June 24. Carmen's will supply 400 servings of ice cream. We will also have bottles of water. Our cost will be about \$300.

o Open forum – Aaron is a new resident and commented that the guidelines have not been updated since 2014. He also has noticed that some houses have window air conditioners, which are prohibited in the guidelines. He was wondering if mini-split units would be allowed. Denise explained that these units are less unsightly than the equipment you see on the side of a house from solar panels. The AERC will take it under advisement.

It was also discussed that the AERC wants to work with you on your project and this will be emphasized on the website and in the new owners packet.

o Next Meeting: June 20 7:00pm

- Adjourn