

## Hollybrooke Derwood Station South Homeowner's Association

When: Tuesday September 19, 2023 - 7:00PM

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

### Welcome

- Approval of Minutes – 2<sup>nd</sup> - **Approved**
- Officer Reports
  - President: Dave Minier – New website – board members should have their login password to see hidden pages. The old website should be going away soon. Can the old email addresses also go away? Eli will check.  
Lots of bamboo in common area behind home on Gold Ring Terrace. Homeowner cleared out 4 feet behind his fence and asked if the HOA would maintain the area in the future. Good Earth will at no additional cost. Common area behind homes on Grinnell Drive won't be maintained unless the homeowners start taking care of the area themselves.
  - Vice President: Jonathan Tubman – between now and March will start looking into landscaping projects. According to George, there is no money specifically set aside for landscaping. Once projects are presented, money can be found. The reserve study talks about monument maintenance. Money for that can come from the reserves.
  - Treasurer: George Wolohojian – only 3 residents owe more than one overdue payment. The last assessment seems to have had an issue with late mailings. MTM is investigating a new processor. Dave asked if there is a way to do ACH payment. Heather said that all new homeowners get that option and all current homeowners can request it by filling out a form available on the website. Paying by credit card via the MTM website cost an additional 2.5% fee.
  - Secretary: Eli Nadel – Newsletter will come out the end of December. (\*\*\*) it will now be coming out the end of October to announce the annual Halloween parade and the 2 leaf pickups). It will also mention assessment payment options.
- Committee Report(s)
  - AERC Liaison – there have been 9 new applications since the June meeting and they were all approved. The summer walk around took place and 35 letters went out. Some homeowners have already acted on the letters.  
Shania Hess resigned from the committee. The committee is now down 2 members.  
Dave asked that if you notice any bark protectors on the county trees that you remove them.
- New Business
  - Draft budget overview – Heather MTM – Heather & George will discuss the budget over the next month and the results of will be discussed via email with the rest of the board over the next month. These results will be finalized by October 17, so that the community can be notified and the new budget can be voted on at the November 14 meeting.  
It was asked how was the new website being paid for. It's being covered by money from our bank account. There is no line item in our current budget. The \$2400 was a one year cost.

- Fall leaf collection – Last year leaf collection cost \$3500/pickup. Motion to move forward with two pickup/full neighborhood leaf collection this year – 2<sup>nd</sup> – **Approved**  
\*\*\*On Wednesday 9/20, contract for leaf collection was signed with Green Earth at a total cost of \$7,560 or \$3780/pickup.  
Current contract with Green Earth for landscape services ends December 2024. The board will investigate other landscaping companies.
- Pet licensing request – homeowner contacted Dave about having new residents send proof of dog license and vaccinations to HOA. It was decided that this isn't the board's responsibility. A notice will be put in the newsletter reminding residents to make sure their pet vaccines are up to date.
- Open Items – Board members, Homeowners & MTM  
Some residents have complained about the odor from the trash cans and have asked that they be moved away from the benches or at least have the trash cans covered. The board will look into options.  
A resident on Bettendorf has complained that the common area is not being mowed. The board will do a better job of holding Green Earth to their contract.
- Next Meeting: by Oct 17 – email discussion on new budget. November 14 – budget meeting – vote on new budget

Adjourn