

## Derwood Station South Homeowner's Association

When: Tuesday, October 18, 2022 7:00 PM

In Attendance: Eli, Dave, Jody, Sharon, Denise, Caitlin, Jon, Jim  
Neighbors: Nick, Ali, Jane

Welcome

Approval of Minutes – 2<sup>nd</sup> - Approved

- Officer Reports

President: Dave Minier

Talked about couch & other things placed at the pond behind Grinnell Dr. Dave reported this to MNCPPC hoping that they would clean up the area. No results yet. Dave will reach out again. He also asked that an item be placed in the newsletter asking that this area not be trashed.

Dave attended a meeting about county funds being made available for landscaping of community common areas. This was done in DS2. Perhaps we can do this in the common area behind Grinnell Terr to the Gude Trail.

- o Vice President: Jonathan Tubman – agrees with Dave that it would be worthwhile to have the county help fund a landscaping plan.

- o Secretary: Eli Nadel – newsletter will come out Dec./Jan.

- o Treasurer: Dave & MTM – for George Wolohojian

- ! New FY budget review – Everything is flat for year over year expenses so there is no need to raise assessments.

- ! There are some questions about the budget as presented – Audit is done every other year – budget will be amended

Items that Heather will check:

Why is the reserve study cost more than what was agreed to?

\*The Reserve study budget amount was an estimate it wasn't what came through on the contract.

What they proposed is what was charged. A little over our estimated cost.

What is our insurance coverage?

\* Covers common area property and board officers & directors liability

Line item needed for leaf pickup expenses.

\* The Leaf pick up isn't listed in the budget since it is an unknown if you will continue next season. If you decide to do it next year it will be in the next budget. For this year it would just go in common area R&M

Yellow highlighted lines above were added on 10/23. These reflect answers from Heather & Ron

- Committee Report(s)

- o AERC Liaison – Sally – there have been 7 applications since the last meeting and all have been approved.  
62 letters went out to homeowners after walk around. So far there has been no negative feedback. Some owners have been power washing their homes. Dave & the board thanked the AERC for their work.
  
- o Webpage – looking to update the community website.
  - ! Project update – Denise has been working on evaluating 4 new vendors and it's been decided to go with WIX.com due to it's simplicity and flexibility. Denise has started to create a new website and migrating current documents into the mock website. Dave is hoping for a cleaner website and an easier method to communicate with the community.
  
- o Landscaping
  - ! Update on overall plan – Jim has to resign from the landscaping committee. Sally, Tom & Jon will remain. There is no update at this time. There will be an inspection of the common areas to come up with a maintenance plan.  
The county did remove the stump and replace the cherry tree on Monona Dr.
  
  - ! Communication – reminder on curbside leave removal – MTM will ask Green Earth to do the leaf pickup either on a Monday or Tuesday and find out when the pickups can be scheduled, MTM has a letter, that can be modified by us, to be sent to the community about when the leaf pickup will be done and to stress that leaves should not be placed along the curb for pickup until right before the pickup date. It will be stressed that this is an experiment for this year and will not continue if the rules are broken.
  
- New Business
  - o Open for discussion – Gude landfill work will start in November.  
The contractor is turning over the maintenance of the landscaping along the edge of the landfill to MNCPPC. Jane walked the area with the contractor and Jamie Foster from the county. The MNCPPC rep didn't show. The newly planted trees look good and the landscape contractor has been very good at maintaining the area. Jane's question is what will happen with the mowing and tree maintenance after the area is turned over to MNCPPC. Dave will reach out to Jamie & MNCPPC.
  
  - o Next Meeting: November Budget Approval – Tuesday Nov. 15 @7pm. We will discuss the reserve study recommendations at that time.
  
- Adjourn