

## Hollybrooke Derwood Station South Homeowner's Association

When: Tuesday, February 10, 2026, 7:00 PM, via Zoom

In Attendance: Eli, Dave, George, Jody, Jon, Sabrina, Martin, Heather-MTM  
Ann, Bill, Clarissa, Jane, Nick, Prakash

### Welcome

- Special guest: Philip Callahan, Crystal Wheadon of WSSC – Information was provided about the new AMI Smart Meter pilot program. 1000 residents in certain neighborhoods are being asked to volunteer to participate in the 1 year long pilot program. The highlights and benefits of the program was explained. Volunteers are being accepted until Feb. 21. Other assistance programs that WSSC offers were explained. Also, the community wide water main replacement is still on schedule. Replacement on Titonka was finished in November. Design for the rest of the community water main replacement is currently taking place, with construction scheduled to begin in 2027. Phil also talked about signing up at [wsscwater.com/cns](http://wsscwater.com/cns) to receive text or email alerts about local, water-related issues.
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- Approval of Minutes – 2<sup>nd</sup> – Approved
- Officer Reports
  - President: Dave Minier
  - Treasurer: George Wolohojian – Spoke to our financial advisor and reserve funds have been made available to pay for snow removal expenses, if necessary. There is no need to tap into those funds yet.
  - o Vice President: Jonathan Tubman
  - o Secretary: Eli Nadel – negotiated with WIX, our website host, to bring our next 3 year bill down from \$896.76 to \$448.38, while maintaining to same level of service
- Committee Report(s)
  - o AERC Liaison – Martin Benevides – 3 applications have been received and approved.
- Old Business
  - o CCOC update – Dave received a letter saying it's been recommended that the complaint about the board exceeding it's spending authority, be taken up by the full commission. Possibles dates for meetings were provided. We await further guidance on commission action regarding this matter.
- New Business
  - o Commercial vehicle parking – A resident who lives on Monona Terrace asked for the board's help. His neighbor has a commercial truck that he parks along the curb in front of the single-family houses, but across from the residents' townhouse and parking place. After the snowstorm, the resident had great difficulty getting his car out of his parking place, due to the position of the neighbor's truck. The resident asked his neighbor to move the truck to the common area at the end of Monona Terrace or at least along the curb in front of

| the neighbor's house. The truck owner wouldn't do it. - It was voted on to send a letter to both the tenant and owner of the townhouse, asking for some cooperation in regard to where the truck is parked. This person already has 2 other vehicles parked in his assigned spaces. It was noted that parking rules and related violations are enforced by County police and not the jurisdiction of the HOA.

- Open items – Heather was asked for information about the new voting procedures in place for HOA's requiring ballot counting by an independent party. It was suggested that a high school student could do the count in exchange for student volunteer hours.
  - o Next Meeting: TBD
- Adjourn