

Hollybrooke Derwood Station South Homeowner's Association

When: Tuesday, March 11, 2025 7:00 PM

Attendance: Eli, Dave, George, Sharon, Jody, Jon, Heather-MTM
Bill Gustavson, Mary Hebers, Jane Markley, Tammy Smith

Welcome

- Approval of Minutes – 2nd - Approved
- Officer Reports
 - Treasurer: George Wolohojian
 - Year-end overview
Since this is an odd year, we are due for an audit. Cost has been factored into the 2025 budget.
 - Winter 24-25 expenses; 2025 budget adjustments
This winter's snow removal cost 17,205. Snow removal had been budgeted at \$3000 for 2025. It will be paid for by using the following funds:
2025 Snow Budget - \$ 3,000.00
Leftover 2024 Tot lot Budget - \$ 2,500.00
Operating Contingency Fund - \$ 4,454.02
2025 Tot Lot Funds - \$ 2,500.00
2025 Operating Reserve - \$1,542.60
2025 Reserve Transfer - \$2,000.00
2025 Community Improvements - \$1,150.00
We will need to make up the other \$58.38
Jody says we should have an operating reserve fund. Heather says we do. We're using 2024 operating reserve and projected 2025 operating reserve to help pay for snow removal.
Based upon our reserve study, we want to keep our current reserve level and hopefully be adding \$2000/year to it to consider inflation.
Jody asked why the budget that's posted on the website shows \$6000 revenue income from investment and the January financial statement doesn't. Heather says that it will show monthly as it comes in, but it should show. Heather will investigate.
 - President: Dave Minier –
Thanks to Bill Gustavson for being the liaison to WSSC in regard to the community water project.
 - CCOC training certification – required by the county every 3 years. Some board member's certification has expired. MTM will send a reminder email.
 - Vice President: Jonathan Tubman – nothing to report
 - Secretary: Eli Nadel
 - Term expirations – Dave, George, Jim, Jody & Sabrina's terms are expiring. I've asked them to please send Donna a short bio, if they are interested in running again.
Sharon said a neighbor of hers is interested in serving on the board. Dave told Sharon to have him reach out to the board via the community website.
There was a discussion on the best way forward on how to handle board elections, since we are lucky to get at most 50 ballots returned. The board feels

that elections can be held electronically, without having to change the covenants. Dave will reach out to MTM to see how their other associations handle elections.

- Committee Report(s)
 - AERC Liaison – nothing to report
- Business
 - Current Business - Common Area Parcel D - 7328 Gold Ring Terrace
Trees & structure have been placed on HOA property. This has been brought to the attention of the board by various neighbors. See attached pictures. MTM says we should follow AERC guidelines rather than contacting CCOC and write & send a certified letter to the homeowner and ask that they remove the trees and structure within a specified period of time. If it's not done within that period, we will send a stronger letter. If no action is taken, we will have the property line surveyed and have the landscaping company remove the trees and structure and bill the homeowner for the work. Sally, as AERC Chair, will draft the letter in conjunction with MTM. The board voted and approved this path forward.
 - New Business - Open discussion – Mary Hebers lives on Villisca Terr. A new rental tenant has moved in next door and is a smoker. Mary is constantly smelling smoke in her house. She wrote to the homeowner, who she knows, about the issue, but nothing has changed. She asked the board for suggestions. It was suggested that she reach out to the homeowner & tenant at the same time. Nick suggested that she look for an opening in the common wall, where the smoke might be coming in. Mary will contact her HVAC company.
Jody asked if there was any update on the proposed development at Standish Place, which is the office park across Crabbs Branch from Monona. Dave didn't have any updates except he remembers hearing from the developer that there would be less traffic coming from homes compared to the office park. He also speculated that there would be a traffic light at Monona & Crabbs Branch.
Jan asked if there was any update on the MNCPPC land behind Grinnell Drive. Dave asked Jon to see if he had any information about this.
 - Next Meeting: April 8
- Adjourn



