

## Hollybrooke - Derwood Station South Homeowner's Association

When: Tuesday, April 5, 2022 7:00 PM

In Attendance – Eli, Dave M, Caitlin, Jody, Sharon, Jon, Jim, George

### Welcome

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

President: Dave Minier

- Leaf collection 2021 - options for 2022 season – Due to the fact that some residents left piles of leaves along Indianola, there was a discussion about having Green Earth do a community wide leaf pickup. Green Earth submitted a proposal to do two leaf pickups, one in November & one in December. This would only pickup leaves along the curb. There would be no other yard waste picked up. Green Earth would charge \$7410.00 for this service. This would come out to \$38/house and would only be done for the single family households. The county will continue to provide their weekly landscape pickup. There is enough money in the budget to provide this service with no out of pocket charge to residents. This would require informing and educating the neighborhood about what the service entails and their responsibility to place their leaves along the curb just prior to pickup. There was an approved vote to send a mailing to the community explaining this new plan and adding a referendum to the upcoming board election ballot.
- Snow response process for 2022-2023 season – per our contract with Green Earth, snow will be removed when it reaches a depth of 2 ½". Dave M. will call MTM before a storm and MTM will contact Green Earth.
- Officer - June term expirations – Eli, David Hess, Sharon and Jon

Vice President: David Hess – didn't attend

Secretary: Eli Nadel – Newsletter will be published May/June

Treasurer: George Wolohojian – 4 single family houses and 3 townhouses have just come up to 60 day overdue. One of the townhouses is a new owner. MTM will send reminder letters. The reserve study, which was required by the county, has been paid. Morgan Stanley, which maintains our investments, notified George of a data breach. Our money is fine. Data security could be involved but no personal data is affected.

- Committee Report(s)
  - AERC Liaison: Sally Hausman – 3 new applications have been approved. There will be an article in the next newsletter explaining that the walk around will be coming and will include a list of what is looked for. This will give residents a chance to take care of any issues before the walk around.

- Old Business
  - o Reserve Study Update – There will be a meeting on April 19 to discuss the findings of the reserve study. Dave asked the board to read the study and come with any questions.
  - o Web services update – no action since winter meeting on this matter – Dave is concerned with continuity for the website’s maintenance if Nick is unable to maintain the website.
- New Business
  - o Common area landscaping plan – Dave has concerns about the pine trees and scrub growth around the outer perimeter of the neighborhood – behind the townhouses and Red Cross building. This landscaping is aging out and he would like to create a committee to inspect the areas and formulate plans. Nick says there is a document talking about a deal with the county to keep these areas wild.
  - Open discussion - The large downed tree behind the houses on Villisca has been removed. One cherry tree on Monona is down. Heather was asked to contact the county to get a waiver to have it replaced. Jim will contact Stadler Nursery to come and inspect the new landscaping along Monona in order to check out if it’s healthy after the winter.
  - o Next Meeting: Election/Annual Meeting – Tuesday June 7 at 7:00pm via Zoom
- Adjourn