

Hollybrooke Derwood Station South Homeowner's Association

When: Wednesday June 8, 2022 - 7:00PM

Welcome

In Attendance: Eli, Dave, Jody, Denise, George, Jim, Sharon, Caitlin, Jon
Homeowners – Ron Rozier, Nick Radonic, Evelyn Lear

Approval of Minutes – 2nd – Approved

MTM Review of HOA election results – 60 ballots received – Eli 53 votes, Sharon 52 votes, Jon 54 votes, Denise 51 votes. 1 write-in vote for Abby. Leaf collection referendum – 32 yes, 14 no. Are there enough votes to go ahead with the leaf collection? Since the voting was 2 to 1 in favor of leaf collection, the board votes for a 1 year trial. The community will have to be informed on pickup dates and procedures.

Officer Reports

President: Dave Minier – Need a contingency plan for our website maintenance if Nick is no longer available. Dave saw an HOA site developed by WIX. It's tools are simple to use and could cost up to \$20/month. It was suggested that a parallel website be developed using WIX or another tool. A committee of Dave, Eli, Denise and Ron Rozier will investigate along with Nick's help.

A landscape committee needs to be set up to develop a long term plan for the common areas landscaping. Dave, Jim, Sally, Jon and/or Tom volunteered.

Vice President – Jon is the new VP

Secretary: Eli Nadel – last newsletter went out a couple of weeks ago. Next one will go out in December.

Treasurer: George Wolohojian – waiting for the final version of the reserve study which will incorporate the board's suggestions. Financials now reflect future reserve expenses.

3 units are outstanding in paying their assessments. MTM will send a letter.

Committee Report(s)

AERC Liaison – Committee will soon start summer inspections. Letters have gone out to two homeowners for violations. Dave asked that MTM send copies of the violation letters to each board member. The board might need to create some consequences for homeowners not acting on their violations. Dave has talked to Ron at MTM about what can be done. Perhaps a special assessment leveled on the violator. This will have to be investigated if to see if our documents allow such a fine. Jon suggested that a conversation take place with the homeowner before things are escalated.

New Business

Denise said the new piece of playground equipment, that was ordered from Little Tykes, should be delivered within 10 days and should be installed shortly after delivery.

Eli brought up 3 items in the reserve study that were recommended to be done soon. The board will revisit this at the next meeting, after the final version of reserve study has been released.

Ask MTM to get a waiver from the county to grind the stump and replace the cherry tree on Monona. Perhaps this can be done this fall.

Evelyn asked if common areas are sprayed with herbicides and pesticides. Dave will check with Green Earth.

Jim will check to see if the water bags attached to the 3 new trees in the Monona median need to remain in place.

*** Update from Jim on 6/16/22 - As a follow-up to the action item in the HOA Board minutes, I checked and all of the new trees and plants on the Monona island and entrance sign area are alive and well. The trees appear to be doing fine without additional watering so I removed the gator bags. They are still in great shape and can be re-used if anyone can use them. I will store for one year and then donate if unclaimed. I need to check with Stadler to see when the brace on the trees should be removed so that they don't constrict trunk growth. Also something to keep in mind for the wraps put on to protect young trees from deer scratches.

Next meeting – early September

Adjourn