

Derwood Station South Homeowner's Association

When: Tuesday, November 15, 2022 7:00 PM

In Attendance: Eli, Dave, George, Jody, Jon, Denise & Donna from MTM

Welcome

- Approval of Minutes – 2nd - Approved
- Officer Reports
 - o Treasurer: George Wolohojian

Final FY budget – cost of leaf removal not funded in 2023 budget since this is a test. If it's successful we will probably have to raise assessments in order to cover the cost.

Jody asked about the listed committee expense. Dave said that this is a placeholder for future website costs.

Vote to approve attached draft budget – 2nd – Approved

Transfer from reserves of \$3700 to cover cost of leaf removal. Ron contacted George, before the meeting, about an additional \$4300 landscape expenses. George will get an explanation about these charges before the transfer is executed.

Dave talked about the lack of communication and misunderstanding between him, Green Earth & Ron in regards to scheduling 2 leaf pickups. Perhaps an additional board member should be on future calls.

- o President: Dave Minier – Dave has heard from some homeowners complaining about the quality of the repaving. The streets are rough and hard for people who have to push a walker. Dave suggested that the board write a letter to the county council voicing our concerns. George pointed out that the repaving should have taken place when it was warmer, which would have allowed the paving to settle. He also pointed out the lack of traffic control which allowed vehicles to turn onto wet pavement.

Website update – Dave feels that the website re-design is bigger than a volunteer job. He thinks that we need a professional web designer in order to create the envisioned website. He asked to board to think about this and thanked Denise for all of her efforts.

- o Vice President: Jonathan Tubman – Jon did a common area walk thru. Here are some observations – perhaps it's time to replace the monument signs, trim the trees, light the Hollybrooke sign, cleanup the shrubs around the Plantations signs.
- o Secretary: Eli Nadel – asked for ideas for the upcoming newsletter which will be printed the end of December.

- Committee Report(s)

- o AERC Liaison – no new applications or issues since last meeting

- New Business

- o Open for discussion – there's concern about the new plantings done along the border of the landfill behind Grinnell Terrace. The contractor removed the deer fencing before turning over the area to the county. The deer have now destroyed most of the new plantings. Jane Markley has been in touch with the county in regards to this issue.

Derwood Station HOA – Draft 2023 Budget

Account	Description	2022 Budget	2022 Aug. YTD Actuals	2023 Budget	Comments
Operating Accounts					
Income Accounts					
Assessment Income					
40-4000-00	Assessment Income	\$57,606.00	\$57,041.00	\$57,606.00	No change
Other Income					
43-4340-00	Late Fee Income	\$150.00	\$0.00	\$150.00	
43-4375-00	Owner Admin-NSF Fees	\$0.00	\$60.00	\$0.00	
Income Accounts Total		\$57,756.00	\$57,101.00	\$57,756.00	
Expense Accounts					
General & Administrative					
50-5005-00	Architectural Review Expense	\$0.00	\$20.00	\$300.00	
50-5010-00	Audit Fees	\$500.00	\$500.00	\$2,700.00	*Added Audit 2022
50-5050-00	Committee Expense	\$100.00	\$0.00	\$500.00	
50-5085-00	HOA Commission Expense	\$1,155.00	\$1,155.00	\$1,155.00	
50-5110-00	Insurance	\$1,850.00	\$697.00	\$1,500.00	
50-5130-00	Legal Fees	\$500.00	\$0.00	\$500.00	
50-5170-00	Mgmt Fee Other	\$1,000.00	\$632.50	\$1,000.00	
50-5230-00	Meeting Expense	\$40.00	\$0.00	\$40.00	
50-5250-00	Newsletter	\$400.00	\$0.00	\$400.00	
50-5290-00	Office Supply & Expense	\$400.00	\$578.32	\$400.00	
50-5330-00	Postage	\$675.00	\$567.26	\$675.00	
50-5350-00	Printing & Duplication	\$750.00	\$760.47	\$750.00	
50-5390-00	Reserve Study	\$2,200.00	\$3,006.00	\$0.00	
50-5400-00	Social Committee Expense	\$1,000.00	\$0.00	\$1,000.00	
50-5600-00	Federal Income Tax	\$800.00	\$1,550.00	\$800.00	
50-5620-00	State Income Tax	\$800.00	\$400.00	\$800.00	
Maintenance					
65-6060-00	Common Area R & M	\$0.00	\$0.00	\$0.00	
65-6220-00	General Maintenance/Repairs	\$0.00	\$0.00	\$0.00	
65-6230-00	Dog Waste Station Maintenance	\$2,866.00	\$2,267.32	\$2,866.00	
65-6510-00	Tot Lot Repairs/Maintenance	\$2,500.00	\$0.00	\$2,500.00	
65-6525-00	Tree Maintenance	\$3,000.00	\$3,145.00	\$3,000.00	
Contract Services					
75-7610-00	Lawn Maintenance & Landscaping	\$23,600.00	\$19,924.47	\$24,070.00	
75-7800-00	Snow Removal	\$3,000.00	\$0.00	\$3,000.00	
75-7860-00	Property Management Contract	\$16,620.00	\$11,080.00	\$17,100.00	
Reserve Expense					
90-9095-00	Transfer from Reserve	-\$6,000.00	\$0.00	-\$7,300.00	
Expense Accounts Total		\$57,756.00	\$46,263.34	\$57,756.00	
Operating Accounts Net		\$0.00	\$10,837.66	\$0.00	

Operating Account Balance as of June, 30 2022: \$12,312.37

Reserve Account Balance as of June, 30 2022: \$209,151.51

The reserve study recommended that the main entrance sign should be repointed and sealed, that the Villisca parking lot cracks should be fixed and seal coated and that expansion joint material along the townhouse sidewalks should be replaced. We'll ask Ron to inspect and get his input.

Jody asked if we are properly insured. We are. Ron has sent the policies.

- o Next Meeting: Tuesday February 7.
- Adjourn