

## Plantations Two HOA – October 12, 2017 – Meeting Minutes

### Attendance:

#### **Board Members:**

John Schlee, President  
Susan Hatter, Vice President  
Jennifer Wrona, Treasurer  
Aliza Robin, Secretary  
Cheryl Yost  
Drew Lowe

#### **Other Community Members:**

Doug Verdin  
Kristy Burrows  
David Desaulniers  
Jeff Popera  
Ron Benson  
Debbie Benson

### Minutes:

Motion made to approve September 12, 2017 minutes as submitted, motion seconded, motion carried.

### Grounds

- One community member raised an issue about the County trimming several oaks on Rolling Fork. Also, since trimming was completed during the wrong season it impacts longterm tree survival.
- John Schlee will contact Charlie to attend an HOA meeting to discuss community feedback.
- John Schlee will contact community member about parking space on White Pillar.
- Board will have path RFP comments back to Gary this week in order to incorporate the changes.
- Tennis court repair will need to be done in the spring. Susan Hatter is waiting for a new contract to include power washing in the spring and additional cost so that the pickleball court is marked out on one court in a different color.

### Storm Water Management Pond:

- Discussed the pond, landscaping, and path renovation notes post-meeting with County representative (see page 2 addendum).

### Pool:

- Jeff from Georgetown Aquatics is providing a set of quotes for all the repairs we would like to complete in the spring. Doug Verdin will get an additional set of quotes.
- Motion to change the minimum age for children to be alone at the pool from 10 to 11 for the 2018 pool season and to 12 for 2019 pool season; motion seconded; motion carried.

### Social:

- Looking into the possibility of arranging event with fire department and Santa during Boy Scouts tree sales so they can help pass out hot chocolate.

### ACC:

- Completed 5 improvement approvals.
- Completed 4 new resale inspection certificates; 1 revised certificate.
- Cheryl will contact Charlie about trimming the pine trees near 9510 Melrose that are impacting the resale of the townhouse due to water damage.

### Other:

- Boy Scouts Troop 945 tree delivery day after Thanksgiving. They will be selling on weekends through Christmas. Mulch sale date on March 17 with delivery prior. In exchange for use of the pool parking lot, the Boy Scouts would continue with clean-up and other neighborhood activities. Board OK'd the use of the pool parking lot by the Boy Scouts again for these two sales.
- Motion to accept the budget as submitted to the community; motion seconded; motion carried.

### Upcoming Meeting Dates (Subject to Change):

November 9	February 8	April 12 (annual)
January 11	March 8	May 8

Addendum to October HOA Minutes  
Meeting Notes—October 11, 2017  
Completion Walkthrough Review of  
Stormwater Management Pond Reconstruction Project

Attended: Montgomery County (MOCO) DEP: Darian Copiz and On-site Project Manager  
Plantations II Representatives: Doug Verdin, Cheryl Yost and Jennifer Wrona

This meeting was a general review of the Pond Reconstruction Project. The group discussed the landscaping, path renovation, the ponds current water level, and the restocking of fish in the pond.

Pond:

- The pond water level is being allowed to rise naturally with storm water run-off and the existing underground spring.
- Renovation and new over-flow drain should allow for either a 1 or 10 year overflow. Darian will check on the exact specification.
- Signage around pond. Signs should be a standard “no swimming, no fishing ...” type of sign like we had before. Darian will check into what happened to our old sign and/or if DEP will provide us with the standard signage which we will have to install. If DEP does not provide signage Darian will provide us the exact wording that should be used on the signs.
- Restocking of fish – Department of Natural Resources (DNR) does not allow DEP to restock the ponds. It can only be done by DNR at the HOA’s request. Darian will provide us with a contact at DNR who may be able to help us with this.

Landscaping:

- All plantings and vegetation replacement are warrantied for one year by the DEP. DEP will review the landscaping, but would appreciate any notification from the HOA if we notice any failure of the plantings.
- Aquatic plants have been planted at the anticipated water line of the pond. The plants will need to be cut back to approximately 8-10 inches at least twice a year starting next spring or when DEP removes the fencing. (HOA landscape contractor will be responsible for this cutting.)
- Hardwood plantings have been placed around the drainage entrance into the pond.
- The grass re-seeding must achieve 90% germination. If the re-seeding does not achieve 90% it will be re-done by the DEP contractor.
- The fences now protecting the aquatic and hardwood plants will be removed in approximately a year or possibly in the spring.
- A replacement Pin Oak tree was planted along Rolling Fork Way near entrance to path. DEP contractor is responsible for initial watering period.
- DEP will remove rest of run-off barriers and stakes in the next few weeks.
- DEP will be responsible for clean-up mowing overgrown grass areas that were not accessible to our landscape contractor during this project. After DEP finishes clean-up and mowing the HOA landscape contractor will then be responsible for those areas again including the sides of the “pond dam” areas.

Path Renovation

- All paths damaged by construction have been replaced.
- Darin will provide us with name and contact information for the paving contractor (JMKelly?), in case we may want to add them to the list of bidders for our path repair/replacement.