

## Plantations Two HOA – September 17, 2018 – Meeting Minutes

### Attendance:

#### Board Members:

Aliza Robin, Vice President  
(Acting President)  
Jennifer Wrona, Treasurer  
Sara Lowe, Secretary  
Susan Hatter  
Dan Thorpe  
Cheryl Yost  
Drew Lowe  
Austin Wolner

#### Other Community Members:

Kristy Burrows  
Ron Bridge  
Jason Moore  
Trevor Metzman

### Agenda:

- Nominations & Election of a New President.
- Vote on the 2019 Georgetown pool management contract, and discuss Pool refund issue.
- Changes to Pool Information Sheet.
- Discuss cul-de-sac circles dead grass issue, including homeowner request for reimbursement for repairing Noble Ridge.
- New website launch.
- Committee updates.

### Minutes:

Motion made to approve July 12, 2018 minutes with correction to name of charity; motion seconded; motion carried.

### General:

- New President:
  - Jennifer Wrona nominated Aliza Robin for President (current Vice President & Acting President), and Susan Hatter for vice president; nominations seconded by Austin Wolner; nominations accepted and approved.
- Budget: Budget is voted on in October. Discussed:
  - Water bill was up to \$8,900 for 2018 and only \$8k was budgeted. Decision made to increase 2019 budget to \$9k.
  - Decision to increase the social budget by \$250, to cover potential additional events.
- Additional Social Events:
  - Winter Event: DVFD with Santa, boy scouts serving hot chocolate, and Damascus High School band. Jennifer will check with DVFD and the band.
  - Halloween event TBD.
- Website:
  - Updates, changes and reformatting completed by Aliza and Sara.
  - Reviewed by Board and made some recommended changes/additions, and waiting for approval to publish.
  - Motion made to publish updated website; motion seconded; and motion carried unanimously.

- Boy Scout Troop 945: Motion made to allow the scouts use of the pool parking lot for their annual Christmas Tree Sales in Nov & Dec 2018 and they will do volunteer work in return. Motion seconded; motion carried unanimously.

### Pool Report:

- Upcoming Pool Committee meeting Monday Oct 1 at the elementary school; next meeting will be in February.
- 2018 Summer Season:
  - No money spent on advertising this year, but had an increase in outside memberships.
  - Received 8-9 one month trial memberships.
  - Only 1 save this summer.
  - Evening attendance on July 4<sup>th</sup> low. Recommend we close the pool at 5 pm 4<sup>th</sup>-next year.
  - Kids' Night Out was a success with an attendance of 40+ kids, but felt there was a lack of adult supervision.
  - Teen Night Out canceled due to need for larger number of adult volunteers.
  - Good turnout for Movie Night; might have a pending bill for lifeguards.
  - Problems with both the 5<sup>th</sup> Grade party and Cub Scout party organization and adherence to rules/times. Suggest going forward that we create a formal signed agreement for future parties stating understanding of our rules.
  - Multiple complaints/issues received regarding 1 lifeguard. We have informed the pool management company that this lifeguard not be allowed to work at our pool again.
- Computer Equipment will be stored by our bookkeeper over the winter.
- Furniture:
  - Ten chairs need re-strapping. Vendor will include pick up & delivery.
  - Replacements needed for 2019 season:
    - 2 new umbrellas
    - 4 new umbrella tables
    - 8 table chairs
    - If budget allows, 3 new lounge chairs.
- Repairs for 2019:
  - Hot water heater temperature needs to be adjusted (received some complaints that the water was a bit too hot).
  - Backwash pit is functional, but need to look into adjusting float settings.
  - Discussed potential need to hire a septic service to pump out the sand/sludge from the pit once a year starting next year.
  - Deck concrete patching will be done again for 2019 season.
  - Looking into possibility of painting pool house bathrooms. Would need to be done between 4/1 and 5/25.
- Pool Membership Information Sheets & Access Tags:
  - At the Oct. 17 meeting we will discuss possible changes to the form to clarify limitations/requirements regarding memberships within an individual household.
  - All members' access tags will be turned off in the database before the beginning of the 2019 pool season.
  - Access tags will be reactivated for the pool season after verification HOA dues have been paid; and validation of all Membership Information Sheets.
- Pool Management Contract:
  - Discussed renewal of the contract with Georgetown Aquatics for 2019 season at a 3.9% increase. 2020 cost still TBD because the season is 1 week longer. The HOA President will need to sign the 2019 contract.

- Discussed bidding contract in time for next summer, would requires creating and issuing an RFP; receiving, reviewing bids; and awarding a contract by this winter
- Motion made to renew contract with Georgetown Aquatics for 2019, and create and issue an RFP for 2020 season. Motion seconded; motion carried unanimously.

#### Grounds Reports:

- Dead Grass in 9 cul-de-sacs Islands:
  - Soil samples done, no problems detected.
  - C&C Custom Lawncare, Inc. proposal received for 10 circles (sod \$675/circle, reseeding \$450/circle, watering 10x \$360/circle).
  - Circle on Noble Ridge repaired and sodded by volunteer homeowners. 8 remaining dead with mostly weeds need to be repaired.
  - Discussed doing the remaining repairs ourselves with volunteers or hiring C&C to do the work, and if we should use seed or sod.
  - Motion made to repair the 8 cul-de-sacs with grass and work to be done by community volunteers with up to \$1,000 total from HOA budget for rental of truck, tiller, and sod cutter; purchase of seed and hay; and disposal fee + \$100 from social budget for refreshments. Motion seconded; 5 for, 2 opposed, 1 abstained; motion carried.
  - Discussed request for reimbursement to volunteer homeowners for their costs for repairing the island on Noble Ridge; total was approximately \$550; approval was not requested of HOA prior to work being done. Board decided to table this issue until we have the total cost of repairing the remaining islands.
- Tennis Court: Repairs delayed because of rain. Water to be left on at the pool so the courts can be power washed. If repairs cannot be done this fall the contractor will honor our existing contract and make the repairs in the spring.
- Paths: Contractor is approximately 1 month behind because of rain delay. Repairs can ~~work~~ be done later into the fall. All paths will be 5 feet wide. However, the contractor did replace the section of path ~~on~~ the way from Pecan Grove to the school.
- County Tree Program:
  - The county agreed to reinitiate our community free tree plan. Susan Hatter, Eugene Rose, Doug Verdin and Cheryl Yost meet with county representative and resurveyed the neighborhood. The representative is proposing a large number of trees for a fall planting.
  - The new proposal is pending. There is no cost to the community, but we need to accept the proposal and county contract ASAP in order to have plantings this fall.
  - Motion made to move forward with accepting and signing off on county tree program once the proposal and contract are received, and permitting Cheryl or Susan to review and sign the required documents. Motion seconded, motion carried unanimously.
- Whitepillar Terrace planting by mailboxes:
  - C&C Custom Lawncare's proposal for \$1,012.50; includes more native plants (such as Winterberry hollies; Wild bleeding heart perennials; Mountain laurels).
  - Grass was removed from peninsulas and the area next to mailboxes was mulched because grass did not grow well.
  - Discussed replanting new trees on peninsulas, and possibly included with the county tree program.
  - C&C's quote matching the existing trees is \$600 per tree with \$300 for watering. Decision made wait to see if we can get this included into the county program.
  - Discussed potentially doing a couple of plantings and installing large rock/boulders by path entrances to prevent vehicle access to the path area.

**ACC Report:**

- Pool Parking lot no parking signs need to be larger; small signs can be added to existing handicap signage; new larger signs will be paid for by ACC budget; no vote needed.
- Completed 3 ACC Requests for Approval; 2 of which needed discussion before approval:
  - 1 request to re-grade back yard due to water runoff affecting their neighbors' basement, townhouses, backs to an existing erosion area. Decision made to approve request with modification/conditions that the HOA is not agreeing that the proposed solution will resolve the problem; meets county code; and we reserve the right to monitor run-off onto community property.
  - 1 request for approval of a free standing canopy installed next to garage. Decision made to disapproved at this time, but agreed to revisit this issue next month.
- Completed 2 resale certificates & 1 revised resale certificate.

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

October 18, 2018

November 15, 2018

No December Meeting