

Plantations Two HOA – July 12, 2018 – Meeting Minutes

Attendance:

Board Members:

Aliza Robin, Vice President

Sara Lowe, Secretary

Cheryl Yost

Austin Wolner

Drew Lowe

Daniele Thorpe

Other Community Members:

Kristy Burrows

Allison Grad-Lynch

Kevin Lynch

Trevor Metzman

Jen Iosue

Joe Iosue

Minutes:

Motion to approve June 14, 2018 minutes as submitted, motion seconded, motion carried.

Pool:

- New sign-in system working well.
 - Email listserv not created yet for outside members.
 - Paper membership/registration forms are no longer available in the pool office. Forms can be printed from our website, but all membership/registrations must be submitted to the HOA bookkeeper.
- Pool passed the Health Department's 2 spot inspections.
- Received behavior complaints about two teenagers (refusing to leave office, refusing to leave during adult swim, verbally abusing assistant manager). It was noted pool passes can be suspended for a week. If trouble continues the pool passes will be suspended.
- Purchased new paper towel dispensers and additional wristbands. Electrician fixed 2 remaining items. Broken Payphone was repaired.
- Pool was open 4th of July until 5pm (very low attendance). Suggested it is unlikely we will open the pool on the 4th in future years.
- Backwash pit issue not completely resolved (still draining slowly); reviewed by Mallick Plumbing. Pit is functional but leaving approx. 2 feet water in pit. Noted warranty covers parts for a year and repair work only for 30 day after installation. Extra cost related to this issue is unknown.
- Discussed issue regarding the 5th Grade pool party guests not following the agreed to times and operator responsibilities. The PTA will be billed for 1 extra hour of time. In the future, we should require a signed contract from Woodfield PTA.
- Dan Thorpe is sponsoring a free beverage fridge in August; Muddy Paws donations.
- Possible Pool Activities in August: Kona Ice truck, Teen night, Movie night.
- Discussed email complaint regarding Swim Team meets; however, complainant did not attend the meeting. Clarifications regarding complaints:
 - We have required permits and insurances. Parking on street is legal. Alcohol is not allowed at the pool and is not served at swim meets.
 - All meets are sanctioned and organized by Montgomery County. There are 3 evening meets every year (9 total hours pool closed to patrons) for non-A team swimmers and A team meets

are Saturday mornings. There are eblasts, website, and sign board notifications for all our swim meets. Notifications will be posted on Facebook moving forward.

- The Swim Team Pool party is after hours (8-10 pm); the pool doesn't close for Swim Team party or the banquet which is not held in the pool area.
- Pool rules will be reviewed at September Pool Committee meeting, date TBD. No August pool committee meeting unless something comes up.
- No saves so far this summer.
- No July late pool hours due to minimal storm closures, extra late hours would be an extra cost.
- New outside memberships up 8%; no money spent on advertising.

Grounds:

- Paths Replacement Project:
 - Received only 3 bids: Total Asphalt \$79,070, JMK \$95,825 (not all inclusive), and Laney Company \$182,000); committee suggested we accept the least expensive bid.
 - Motion made to accept Total Asphalt bid, motion seconded; motion carried. Estimated timeframe to start project late August.
- Erosion:
 - Doug Verdin has meeting scheduled with Ashton Manor to review the other erosion sites for pricing for planning next year's budget.
 - The county hasn't repaired the outfall area behind the play courts as promised.
- Tennis Courts:
 - Contract signed, waiting for start date, possibly 2-4 weeks.
 - New nets \$200 each, cranks \$300 each, roughly \$1,000 for nets and cranks.
 - Motion made to allow \$1,000 or up to \$1,500, for the new nets and cranks; motion second; motion carried.
- Tennis Court Signs:
 - Suggestion made to add 2 signs to fence door, with circle/hash pictures only (no dogs, no bikes/wheels, etc.) for clarity.
 - Kristy Burrows will have a sign designed; one sign with 2 pictures only, red print, and email proof to Board for approval.
- Pool Parking Lot Signs:
 - Discussed sign language and cost (\$31/sign; post \$51/sign with hardware); installation labor cost unknown.
 - Motion made to approve up to \$400 with installation; motion seconded, motion carried.
- Townhouse Peninsulas Project:
 - Close to completing work which included new concrete area, new plantings; Curlex grass seed in some areas, several tree replacements (all peninsulas will have a tree);
 - Tree pruning 2nd batch in a week or 2.
- Bulk Trash Issues on Melrose & White Pillar: Proposed sending a letter to every tenant, homeowner, and landlord stating they have read and understand our trash procedures and must return signed form in order to receive next years' pool pass.
- Townhouse Parking: Discussed possibly assigning 2nd spot or creating permits in the future.
- Basketball Hoops:
 - Nets on the basketball hoop, previously attached with zip ties. New quote nets only \$200 and nets & rims \$650.
 - Cost for replacing whole backboard requested – Dan will clarify with Jennifer Wrona.
- Community member discussed issue of a homeowner's pine tree growing into community property and into a neighboring property. It was clarified that you have the right to prune anything growing over on your property line, but can't kill or damage the tree. Suggested that they discuss the issue

with their neighbors before taking any further action. Also clarified that our Landscape Contract only includes pruning trees on the paths, anything else has to be bid.

ACC

- 2 Approvals
- 1 Resale Certificate pending
- Abandoned Cars: Most resolved, but there are 2 that come in late leave early, recently tagged on the weekend, not fixed yet, issue getting towed (can only be legally towed through the county, can only be opening hours of impound lot M-F 8-3)
- Discussed complaints regarding extremely noisy yellow car that revs engine in the early morning hours (4:43am). Suggest that neighbors report to 311 or non-emergency police; and ACC will send a letter to the owner regarding complaint
- Agreed to send out an E-blast regarding new rental licenses regulations.

Other:

- Concern regard kids playing on electrical & phone boxes on Melrose discussed. Unfortunately, these boxes cannot be blocked or fenced in.
- Discussed our community name change issue again. HOA has previously addressed the issue which would a very expensive and involved process. It is unlikely that the HOA will pursue this issue.
- Discussed Website Update/Change: Sara & Aliza will look into using another website (Wix, etc. which would need listserve), and will have information for the budget meeting.

Upcoming Meeting Dates (Subject to Change):

No August Board Meeting September 17, 2018 October 18, 2018