

Plantations Two HOA – November 29, 2018 – Meeting Minutes

Attendance:

Board Members:

Aliza Robin, President
Susan Hatter, Vice President
Jennifer Wrona, Treasurer
Sara Lowe, Secretary
Cheryl Yost
Drew Lowe
Austin Wolner
Daniel Thorpe

Other Community Members:

Peggi Wall

Agenda:

- Approve Minutes (October 18)
- Social Committee update for December
- HOA Dues prepaid on foreclosed townhome
- Committee Updates
- Snow removal email
- Leaf removal issues
- Firewood email

Minutes:

Motion made to approve October 18, 2018 minutes; motion seconded; motion carried.

Social Committee Report:

- DHS Band/drumline, fire department, and boy scouts are attending December 16, 2018 Holiday Fest. We just need a Santa.
 - Dan Thorpe may be willing to volunteer as Santa. The fire department has a suite that we can borrow.
 - Donation of \$100 each will be given to the band and the fire department. We have funds available in the upcoming budget.
 - E-blast will be sent with details regarding the Holiday Fest.
 - Will check with Kristy regarding how to handle the hot chocolate and candy canes.
 - Holiday Fest will take place at the Pool parking lot in conjunction with the Boy Scout's Christmas tree sales.
- Discussed doing a January e-blast to start recruiting for social committee volunteers.
 - Suggestion made that having individual Chair persons for specific events could be helpful.

ACC Committee Report:

- 5 improvement requests completed.

- 1 resale packet on the foreclosed house completed which included a special letter requested by the bank that specified the amount of time allotted to fix the violations which would require the buyer signature.

Grounds Reports:

- County Tree Program:
 - Willow Oak trees for playground area will to be postponed until spring since they cannot be planted in the cold weather.
 - Follow up email sent to the company contracted by the county to plant the trees. They confirmed planting has been delayed because of the rain and that even receiving tree shipments have been delayed. They will attempt to get them here as soon as possible.
- Path Update:
 - Work on Section 2: School Path from Pecan Grove to Rolling Fork Way has been postponed until we have better weather.
 - Work on Section 6: Upper Path from Rolling Fork Way to Dixie Ridge Terrace was started and half of the path was completed. However a small section of path was torn up but not completed because of the rain. The contractor will put a patch between the new and old section, and will come in when possible to work depending on weather. The rest of the project will most likely be pushed until spring due to excessive rain and winter weather.
 - Approximately a month ago, someone started painting the fire hydrants in the community, except for on Dixie Ridge or Noble Ridge. Fire hydrants are maintained by WSSC. Attempts have been made to contact WSSC and get someone to complete the missed fire hydrants. Response is pending.
- Trash Flyers: The trash flyers distributed to the townhomes seems to have been effective.
 - Seems to be less uncollected oversize items left out without calls for special pickup.
 - Now only seeing 2 or 3 trash cans left out after pickup days.
- Miscellaneous Items:
 - White truck has been seen driving through common area behind the townhouses on White Pillar. If anyone has any information on the truck (license plate, vehicle owner, etc.) please report information to the Board.
 - Dead deer found near path. Note:
 - Some of the wooded areas back up to large properties where hunting is permitted.
 - Removal of dead animals on private property is ***not*** done by the county, but the HOA can consider the option of hiring a private company for removal in the future, if necessary.
 - Email regarding snow removal from sidewalks along a county road on private property.
 - The HOA is not responsible for clearing private sidewalks of snow.

- Homeowners can contract with the HOA lawn service contractor directly for snow removal.
- Cheryl Yost will respond to the email.
- Email regarding leaf pickup. Homeowners have the option to contract with HOA lawn service contractor. About a year ago we sent an e-blast telling people about this option.
- Our contractor usually only does leaf removal 2x a season, and since he is already done 2 pickups, he might charge extra to people who want him to pick up specifically for them.
- Email regarding taking cut down tree sections from common area for firewood:
 - Discussed the wood which is located near the pond. The wood was cut up by our contractor when cutting down a dead tree. However, we have in the past prohibited homeowners from removing wood from the common areas due to environmental issues.
 - Per the email, rounds are on the edge of the woods and he is interested in just taking the rounds for firewood.
 - Board decided to permit removal of the wood as long as there is no cutting, chopping, or vehicles of any type driven on HOA property.
 - Cheryl Yost will respond to the email.

Pool Committee Report:

- Pool water level: Jeff at Georgetown Pool has verbally repeated that the current pool levels are fine.
 - Our contracted Pool Manager, Jeff, mentioned to one of the Board members he had a pump running on the steps of the pool and someone got into the pool that evening and threw pool furniture into the pool and knocked the pump into the pool which caused excess water to be pumped out.
 - Jeff originally said that if the rain doesn't fill up the pool to the proper level, then he would fill it; but now he is saying that the water level is OK for the winter.
 - Due to concern regarding freezing & thawing, the Board has reviewed documentation regarding winterizing pools. Most documentation states that the water level should be below the skimmers, however, the water level is currently below the lights.
 - Drew Lowe will call a couple of other pool companies to confirm information regarding the current pool water levels.
- Discussed remaining broken pool furniture & garbage left behind the trash shed.

General:

- Foreclosed townhouse issue:
 - Previous homeowner prepaid her HOA dues prior to its foreclosure.
 - The bank also paid the dues to the HOA and one year for the new homeowners.

- Our HOA Bookkeeper has tried to contact the title company to straighten out this issue, but has never heard back.
- HOA discussed issues regarding the overpayment which is reflected in our accounting records.
- HOA decided that we should refund the previous owner's pre-paid dues for the amount paid for the period after the foreclosure (approximately \$800.00).
- Cul-de-sac repair reimbursement issue: Discussed follow up question regarding reimbursement of the cul-de-sac residents who paid for the repairs themselves.
 - Bill was re-submitted for reimbursement.
 - HOA will prepare a letter explaining that the matter was already voted on to not reimburse residents for repairs to the community which was done without prior approval.
- Townhouse Subcommittee Update:
 - Potential members were going to meet to discuss (1) committee title, (2) their goals/tasks, and (3) report back to the Board. However, the Board has not heard back from anyone.
 - Peggi Wall who attended the meeting today is interested in following up and becoming involved in the committee.

Upcoming Meeting Dates (Subject to Change):

No December Meeting	January 10, 2019	February 7, 2019	March 14, 2019
April 11, 2019 (Annual Meeting in Staff Lounge)		May 9, 2019	