

Plantations Two HOA – September 14, 2017 – Meeting Minutes

Attendance:

Board Members:

John Schlee, President
Susan Hatter, Vice President
Jennifer Wrona, Treasurer
Aliza Robin, Secretary
Dan Thorpe, Grounds Committee Chair
Cheryl Yost, ACC Chair
Drew Lowe

Other:

Kristy Burrows, Pool Committee Chair
Doug Verdin, Erosion Subcommittee Chair
Matthew Devan
Alice Afifi
Ali Afifi

Minutes:

Motion made to approve July 13, 2017 minutes as submitted, motion seconded, motion carried.

Financial:

- No changes or comments to current financial reports.
- Jennifer Wrona stated that we received an invoice for 2 years of payments for our County Personal Property taxes this year due to the fact that last year the County missed sending us an invoice. She noted that this was previously discussed with the State (referred by the County). We were aware that we were going to have to spend extra money on taxes this year, but it will be back to normal in 2018.
- It was also reported that we now need to make our reservations and pay our fee for the use of the meeting room at Woodfield Elementary for a full year at a time instead of twice a year.

Pool:

- **2017 Pool Season Report by Kristy Burrows:**
 - End of Season Dog Swim went well with a great turnout. Donated used towels were given to the Montgomery County Animal Services & Adoption Center located at Muncaster Mill Road, Derwood
 - Yearly Movie Night at the Pool was again well received and had a good turnout.
 - Piranhas Swim Team received the 2017 Division Championship
 - New outside membership sign-up and processing using PayPal worked well.
 - New Facebook ads brought in 11 new outside members and should be refined and used more for upcoming seasons.
 - New outside membership August Trial promotion only received one trail membership.
 - New ice cream & water sales procedures worked well. Sales numbers not available, but Kristy will try to get a report from the Piranhas for next meeting.
 - New pool toy bins worked well and eliminated the need for members to enter the office to request toys from the pool staff.
 - New member sign-in not well received. However, the system helped to identify sign-in issues and worked to help formulate needs for what type of future system is needed.
 - Pool house locker room cleaning which was scheduled for July was postponed until Spring 2018.
 - There was one (1) lifeguard save during the season (during the Woodfield Elementary 5th Grade Graduation Party).
 - There was one (1) break-in at the pool. Nothing stolen and no major damage. Appears that some teens climbed a tree onto pool house roof entered pool area and threw chairs into the pool. Committee will review possibility of trimming or removing tree next to pool house.
 - HOA Received a warning letter (no fines) from WSSC that the back flow valve needs to be replaced.

- **2018 Repair & Contract Issues:**
 - WSSC back flow valve replacement.
 - Back wash pit pump is bad and the electrical flow unacceptable.
 - Water heater rusted and needs replaced. Should also create a wooden pad under new water heater to keep it up off the concrete to minimize the rusting problem.
 - Men's locker room urinals need repaired.
 - Decision made to combine all plumbing repairs into one job to be done together and get 3 competitive bids for work to be done before 2018 pool season. Electrical repair(s) should also be bid and completed before 2018 pool season.
 - Pool House interior (Locker Rooms, Office, Entrance Area) needs major cleaning. Suggestion made to focus on Locker Room cleanup. Suggestion made to power wash pool house interior, do acid etch of concrete floors, and epoxy and seal the floors. Jeff, from Georgetown Aquatics recommended that we only do the power washing in 2018. It was decided that we will look into the pricing for both options.
 - At a minimum the Cleaning of the pool house interior will be done before 2018 pool season.
 - WSSC water costs discussed. Kristy suggested that in the future we contract filling of the pool by a water truck to save money. Suggestion accepted and Kristy will follow up to make this change.
 - An issue with pool closings during the season due to weather and/or holidays was discussed. It was decided that the pool staff or manager must contact the Pool Chair or HOA to coordinate all closings and that all closings will be posted on the pool house and communicated via eblast when possible.
 - Discussed need to review current pool contract and, in particular, issues regarding hours paid in regards to closings.
 - HOA requested more detailed information regarding pool issues. Kristy is going to request that Jeff attend our October HOA meeting to discuss the issues.
- **Other 2018 Issues:**
 - Suggestions and discussion held regarding a new sign-in system. It was decided that a simple card scanning system would work best. The system will require a WIFI connection (activated only during pool season) and was included in the 2018 budget. The WIFI connection will also create a new benefit to members while at the pool.
 - All replacement umbrellas were used this summer, a couple chairs were broken, and we are short one (1) umbrella stand. Extra umbrellas, a new stand, and a couple new chairs will be ordered before the 2018 season.
 - Complaint made regarding members "Camping Out" at the pool, i.e., claiming table space and leaving their belongings there all day even when they leave the pool for a period of time. Committee will look into the issue.
 - Kristy will work with our bookkeeper to create a survey to be sent to our outside members.
 - Kristy will remain as Pool Committee Chair until March, but is willing to consider continuing as Chair for next season.

Storm Water Management Pond:

- At the beginning of September Cheryl Yost talked with a County representative who stated that the Pond upgrade/repair is complete, however, it will be another 3-4 weeks to complete the grading and cleanup process. Therefore the entire project should be completed around mid to late-October.
- Cheryl also requested that the HOA be contacted to do a final walk-through of the project with the County.

Erosion Subcommittee:

- Doug Verdin will start working on the bid process for the second (area behind White Pillar Terrace townhomes and the pond) designated erosion area repair.
- The plan is to have this work start in the spring 2018.
- Doug requested that the committee chair look into why the grounds maintenance around the 1st erosion repair area has not been being done.

Grounds Committee:

- Some board members commented on the lack of trimming and upkeep around common areas and paths by our lawn maintenance contractor. Request made to committee chair to follow-up with contractor
- **Tennis Courts:**
 - Doug & Cheryl meet and reviewed repair issue with American Tennis Court regarding their proposal to repair our courts. They felt the repair and contract information is reasonable and made a recommendation to move forward. Note: if repair is not done before November it will have to wait until the Spring to be done. Susan Hatter will follow up on the repair contract.
 - Contractor suggested that they can do one court with 2 different surface color finishes to designate boundaries for pickle ball (a new option which is now being widely used). HOA decided to request that this be added to the contract.
- **Dog Waste Signage:**
 - Noted that the new signs were not installed in the locations requested and it seems that the billing of the installation might be incorrect.
 - Jennifer and Susan Hatter will work on correcting these issues.
- **Community Paths:**
 - Discussed letter from County regarding a warning about repairing our paths.
 - John Schlee has contacted the County regarding this issue. The letter was unclear as to what the County was requiring the HOA to do. He requested that someone from the County meet with him to review the issues, but has not received any response to his request.
 - Since he has not been able to get any info via his attempted phone calls he is going to write a letter to the county with our request for a meeting and our current plan to move forward with repairs.
 - Dan is currently working on obtaining additional bids for multiple repair options of the community paths located on the west side of Rolling Fork Way
- **County Tree Planting Program:**
 - Dan Thorpe reported he is continuing to work with the County on the redesign of their proposed tree planting layout/locations. Hopefully, we will be on track for the Oct-Jun planting season.
 - We are currently slotted to receive approximately 24 new trees.

Architectural Control Committee:

- Completed 2 improvement approvals.
- Completed 5 new resale inspection certificate; 4 revised certificates.
- Six violation/warning notifications in-progress.
- Three illegally parked vehicles reported to Montgomery County.
- Two pool passes removed due to ACC violations
- Discussed issue regarding a personal pool located at a home in the community. The pool has been removed by the homeowner. HOA also received multiple emails regarding use of personal pools. Cheryl sent out clarifications as to why personal pools are not allowed in the community.

- HOA received multiple vehicle parking complaints within the townhouse areas. There were some illegally parked vehicles which have been removed and email responses were sent to complainants indicating our appreciation for the notifications regarding illegally parked vehicles.
- Suggestion made to the HOA that a possible solution to the townhouse parking issues might be to issue 2 parking tags to the residents that must be placed in their vehicles.

Upcoming Meeting Dates *(subject to change):*

November 9

No December meeting

Respectfully Submitted – Cheryl Yost