

Plantations II HOA April 28, 2016
Special Grounds & Pool Meeting Minutes

Attendance

Board Members:

President–John Schlee
Vice President–Susan Hatter
Secretary–Aliza Robin
Treasurer–Jennifer Wrona
Kristy Burrows
Cheryl Yost
Daniel Thorpe
Drew Lowe

Community Members:

Karlene Dunkley
Doug Verdin
Ron Bridge
Michael Demesquita

Minutes for April 14, 2016

- Annual meeting minutes will be reviewed for approval in April 2017
- Monthly business meeting minutes were approved

Pool:

- Sunguard Shade clarifications:
 - As long as concrete is to code and concrete is 4”-4.5” inches thick it would hold 12x12 structure with only bolts into the concrete
 - Additional \$2450 charge if the decking is found to be too thin and footers are required
 - No specific warranty on their installation (just the shade structure) but they have a good reputation and have done lots of work in our area
 - Approximately \$5900 (total) with freight
- Motion made to purchase and install the 12x12 center post royal blue umbrella shade for the baby pool from Sunguard; seconded; 5 in favor, 3 opposed; motion passed

Grounds:

Report from special HOA Team (S. Hatter, D. Thorpe, C. Yost & D. Verdin) regarding Common Area Erosion issues.

- The HOA Team met with the Montgomery County Department of Environmental Protection Watershed Management Division (WMD) on March 18:
 - Reviewed the 12 HOA identified areas that need to be addressed

- Montgomery County Department of Transportation (DOT) is responsible for the first 15 feet of existing storm drain lines and manholes. Remainder of the drainage areas, sink holes and erosion issues are the responsibility of HOA for work/costs
- County gave recommendations for solutions and materials
- The WMD reported one area to the DOT due to the enormity of the problem
- Could be approximately \$70,000 or more to repair the other 11 areas
- Some of these areas identified are liability issues which need to be repaired in the short term
- These repair issues are not currently part of the Capital Reserve Budget. Discussed the possibility of taking a loan from capital reserve (which would need to be repaid), doing a special dues assessment, or raising annual dues to cover costs of a period of time
- Consider adding regular maintenance of repairs into RFP for new grounds contract
- Look at re-doing budget for regular maintenance
- DOT has been notified by inspector; HOA needs to increase pressure on county
- Formed a special Grounds Erosion Committee. Members: Susan Hatter (board liaison), Cheryl Yost, Daniel Thorpe, Doug Verdin, and Ron Bridge
- Motion to authorize \$4000 (of the \$5500 erosion budget) to the Grounds Erosion Committee to fix 4 of the identified areas if they agree with the recommendation/quote from the current grounds crew; seconded; 5 in favor, 3 abstain; motion passed
- Grounds Erosion Committee will get quotes for larger issues so they can be ranked by cost and priority

ACC:

- 4 approvals completed

Other:

- John Schlee will look into getting a recommendation for updating the current HOA Capital Reserve Study

Upcoming Meeting Dates (Subject to Change)

May 12

June 9