

Plantations Two HOA – March 12, 2020 – Meeting Minutes

Attendance:

| <u>Board Members</u> | | <u>Guests</u> |
|------------------------------|---------------|------------------|
| Aliza Robin, President | Cheryl Yost | Alexander Leonov |
| Susan Hatter, Vice President | Austin Wolner | John Stuart |
| Jennifer Wrona, Treasurer | Drew Lowe | Denise Hitt |
| Daniel Thorpe | | Peter Zabriski |

Agenda:

- Approve February meeting minutes
- Woodfield Elementary 5th Grade Pool Party
- Solar Panels
- Playground
- April Annual Meeting
- Committee Updates:
 - Grounds
 - ACC
 - Pool

Minutes:

- February 6, 2012 delayed for review (due to Sara Lowe's pregnancy complications). Will vote on the February minutes at the April meeting.

For the Good of the Order:

- As of Monday, March 2, Sara & Drew Lowe became the proud parents of a baby girl.
- Post Meeting Information – As of Saturday, March 14, Peter Riley and Lauren became the proud parents of a baby boy.

CONGRATULATIONS to our three Board Members!

General:

- **Woodfield Elementary School 5th Grade Pool Party** – Denise Hitt attended the meeting on behalf of the Woodfield 5th Grade:
 - She reported that the party is currently scheduled for June 14 from 1-3 pm.
 - There will be approximately 36 fifth graders in attendance.
 - The Cost for the Party will be approximately \$333.00 and they can only cover \$200 of the cost and wish to request that the Plantations Two HOA cover the \$133.00.
 - Motion was made for the HOA to provide \$133.00 toward the 5th Grade Party; motion seconded; motion carried.
 - Denise will have the required group party agreement signed and returned to us.
 - Denise asked if floats, beach balls, and/or squirt guns would be allowed at the party, and if they could be dropped off ahead of time. We explained that these questions would have to be addressed by the Pool Manager Jeff (Georgetown Aquatics) and that we would get back to her with the answers.
- **Guest homeowner** – Discussed his concerns regarding the perceived lack of upkeep and investment by the HOA for the White Pillar townhouse area. His issues were discussed and the board explained the budgeting schedule and the work being done that benefits the entire community including upcoming in the works for repairs in the townhouse areas.
- **Playground Vandalism Repair** – Jennifer Wrona reported that she has been working with Jeff Stone to paint the graffiti that was carved into the slide and handicap swing. He said he would do the repairs for free and would do the work next week.

- **Annual Meeting will be held on Thursday, April 23, 2020 at 7:00 pm:**
 - The 3 board member positions up for re-election are Aliza Robin, Jennifer Wrona, and Austin Wolner. The positions will all be for 3 years.
 - Austin announced that he will not be running for re-election, but would like to continue working with the board on the Capital Reserve study.
 - There are currently no volunteers or nominations for a replacement for Austin board position.
- **HOA Dues:** Board members only discussed an HOA dues issue and developed recommendations for our lawyer to present to the homeowner.

Grounds:

- **Pool Deck & Pool Parking Lot Sidewalk Repairs –**
 - Doug Verdin recommended that we accept Horne Construction’s concrete repair bid of \$12,130 from the contract bid information that was previously distributed and discussed via email with the board. Motion made to accept the concrete bid from Horne Construction for \$12,130; motion seconded; motion carried.
 - Doug reminded everyone that there are still some additional related costs involved in accomplishing the pool deck repairs which we need to include:
 - Bonding the concrete wire mesh which needs to be done by an electrician. Doug suggested the cost would be less than \$500 and that we use TriStar Electric, Inc. who did electrical repairs at the pool two years ago.
 - There is also the potential need to do re-caulking on the pool deck and sealing the concrete. Doug is attempting to find a contractor to do such a small job. Most commercial contractors are not willing to do small projects.
 - Additionally, there are multiple pole lights burned out around the pool perimeter. We will be requesting TriStar Electric, Inc. to give us a cost for the repairs.
- **Pool Parking Lot & Townhouse Parking Area Repairs –**
 - Doug discussed the 3 proposed bids (which were previously distributed to the board via email). The work will include deep asphalt repairs, crack filling, sealing, restriping, and painting reserved numbers. Doug recommended that we accept the bids from Total Asphalt for \$59,480 for the pool parking lot and both White Pillar and Melrose Square parking bay repairs.
 - Motion made to accept Total Asphalts bid and to set aside \$65,000 to cover the asphalt repairs for the pool parking lot and the townhouse parking bays; motion seconded; motion carried.
 - The work will be done in two Phases: (1) Deep Asphalt Repairs and (2) Crack Filling, Sealing, Restriping and Painting. Proposed schedule would be to Start Phase 1 at the Pool Parking Lot on March 23, which would take 2-3 days & 48 hours to cure for parking. Then move to Melrose Square and then White Pillar Terrace. The second Phase would not start for approximately 30 days to allow complete cure of the asphalt which would be around the second week of May. All repairs schedules are weather dependent.
 - Aliza will be preparing and sending a letter to the townhome owners regarding the upcoming repairs and requesting their input regarding the 1 vs 2 reserved parking spaces.
 - Fliers with detailed schedules, parking closures, and instructions for moving vehicles will be distributed to the townhouses during the repair process. Vehicles that are not moved will need to be towed.
- **Meadowscapes –** Doug talked with Ashton Manor regarding the possibility of doing a plan for a potential meadowscapes for our common spaces to be approved by the county rainscape program. Ashton said they would be willing to work with us to develop a plan at no cost based on the potential approval of the contract being awarded to them.
- **New State & County Required Pesticides –** Doug talked to Charlie (C&C Custom Lawncare) regarding his thoughts on the new environmentally-friendly pesticides. Charlie stated that the new products are less effective and more expensive. Doug asked Charlie to send us a proposal of the costs for the new products and his recommendations for their use. We are waiting for Charlie’s proposed quotes.

- **Montgomery County Free Tree Program** – Cheryl Yost received a proposed tree plan from the county and returned the plan with some with some comments. We are now waiting for a revised plan which should be sent soon. The free trees will not be planted this spring, but in the fall.
- **Traffic Control for Paths** – Daniel Thorpe discussed the possibility of the need for traffic control barriers or large landscaping boulders along entrances to newly paved paths to prevent homeowners from allowing contractors to drive over the path and common areas to their rear yards. Daniel will look into potential possibilities and the costs.

ACC:

- 1 Resale Certificate in progress.
- No ACC Property Improvement Request.
- Cheryl discussed the details of the new ACC Inspection company contract. She discovered after an extensive conversation with the contractor that the inspections are broken down in to separate phases and the original verbal quote received and voted on at the last meeting was only for maintenance violation inspections. There would be additional costs if we wanted to include ACC aesthetic violations (i.e., color issues, additions, unapproved items, etc.).
- The board felt that doing separate inspections and potentially sending out 2 violation letters to a homeowner at different times would be problematic. So per Cheryl's recommendation we have voided last month's vote to approve the inspection contract until Cheryl can meet with the contractor and receive a complete quote for all services.

Pool:

- **Solar Panels** – Aliza Robin reported that she is still working on the solar panel coop issue for the pool roof. She is also going to investigate companies that might do free solar panels.
- **Planting** – Aliza, Jennifer, and Susan Hatter will be creating a planting bed (with donated plants) in the dirt area next to the men's locker room with the possible assistance and free mulch from the boy scouts. Doug volunteered to create a wood border by the fence to contain the planting bed and repair the broken downspout that flows into the area.
- **Pool Committee Update** –
 - Committee met with Jeff (Georgetown Aquatics) on March 2 and reviewed our 2020 updated documentation. Received clarification on most of our issues and incorporated the needed changes to our new pool rules and pool party documentation. The new documentation will be posted corrected/changed and posted on the web.
 - Discussed need for new suggested pool house signage and Pool Membership banners. The committee will move forward with designing and purchasing new signs and banners. The signage would fall under the miscellaneous expense budget for the pool.
 - It was mentioned that we also need new Yard Sale banners and yard sale directional signs. It was decided we should order the new yard sale banners along with the new pool banners.

Upcoming Meeting Dates (*subject to change*): To be held at Woodfield Elementary School

April 16, 2020 (*Annual Meeting*)

May 14, 2020

June 11, 2020 (*location TBD*)