

Plantations Two HOA – January 12, 2017 -- Meeting Minutes

Attendance:

Board Members:

John Schlee, President
Jennifer Wrona, Treasurer
Kristy Burrows
Cheryl Yost
Drew Lowe
Dan Thorpe

Other Community Members:

Doug Verdin
Randy Schmitz

Minutes:

Motion made to approve November 17, 2016 minutes as submitted, motion seconded, motion carried.

Montgomery County Plantations Two Stormwater Management Pond Retrofit Project Update:

- HOA Board discussed the County's (Darian Copiz) January 9th email update and details regarding the Pond Retrofit project.
- An email blast was sent to the community on January 8th regarding the closing of the adjacent paths and pond beginning January 16-23rd.
- The County will be mailing a letter to all Plantations Two residents regarding this project in the next few days.
- The project will take approximately 9 months
- Discussed the fact that the fish and turtles will not be removed and relocated. Also discussed email from a resident with concerns regarding this issue. Cheryl will follow up on this issue with the County and forward the resident's email concerns to the County.
- Change in County plans regarding which trees will be removed from the path/construction entrance was discussed. Although most of the Board was unhappy regarding the removal of an oak tree, the Grounds Committee Chair is OK with the plan of which trees will be removed.
- Cheryl Yost will remain point-of-contact with the County in regards to this project and keep the Board apprised of updates.

Grounds:

- Dan Thorpe discussed previous emails regarding issues related to contractor and residential leaf pickup problems.
- It was brought to the Board's attention that the contractor C&C Custom Lawn Care has, in the past, cleaned up leaves in areas that are not part of the contract. The Board has requested that Dan discuss this issue with C&C and make sure that they do not continue this practice in the future.
- Discussed the fact that some residents are still placing their leaves in the street expecting County pickup which does not exist in our neighborhood. It was decided that in the early fall that the HOA would send out an email blast reminder to homeowners regarding how leaf pickup works within the community.
- Update on County Tree replacement program. The first phase of new trees selection has not been completed yet. The Board authorized Dan to make the selections and forward the information to the County so that the trees can be planted in the early spring.

- Dan clarified his previous emails regarding Dog Poop Stations was in regards to a County program he is researching that would possibly provide the community with poop stations. He will let follow up with more the details later.
- The potential trash collection issue in regards to Dog Poop Stations was discussed. It was clarified that our community trash contractor currently picks up the trash every week in the cans by the pool and play ground.

Grounds Erosion Subcommittee:

- Subcommittee Chair, Doug Verdin, reported the repair of Erosion Areas 1-3 started on Monday, January 9, 2017. An email blast was prepared and sent out on January 8.
- Doug shared some pictures of the daily progress of the project.
- He also noted that some of the damages created during repairs might not be fixed until the spring (i.e., lawn, seeding, final path paving). When the repair is completed he will create a report on what issues are outstanding and what items will need to be done in the spring.
- He further stated that the path repair might have to be an asphalt cold patch instead of hot asphalt paving.
- The next project that the Subcommittee will be asking for pricing on will be Area #7 (behind the White Pillar townhomes running down toward the pond). However, this project will not be able to be started until the County is done with the Pond Restoration project.
- The Subcommittee will also be talking to our Lawn maintenance contractor to work toward repairing some of the smaller erosion areas this spring/summer/fall timeframe.

Pool:

- Kristy Burrows reported that the electrical issues (pump room heater, ladies room light problem and overloaded office circuits) have all been repaired. Part of the repair included installing 4 circuits in place of the existing 1 circuit in the office and installing one exterior circuit on the pool house.
- Discussed lack of keys to the pool house and fence. Kristy will talk to Georgetown Aquatics to get a full set of current keys and make need copies including a complete set to be retained by our Bookkeeper.
- Deck chairs are still out being re-strapped and should be returned soon.
- The new Pool Committee membership was discussed. Kristy volunteered to be the Chair this year and identify and work with a new potential Chair for next year. Current volunteers for the committee include Kristy, Aliza Robins, Drew Lowe, Dan Thorpe and Dee Santorelli.
- It was agreed that the committee would have at least one swim team representative and one outside membership representative.
- Discussions held regarding who would be eligible to be a Pool Committee Chair. Final determination regarding this issue will be decided at the next HOA meeting.
- The first Pool Committee meeting will be held on February 6th, 2017 and then the 1st Monday of every month as needed.
- The Committee intends to create a "Welcome Package"; revise the membership cards & sign in process using individual family pages; look into automatic Pay Pal capability for payments; do routine walk throughs of the pool & pool house before, during & after pool season; etc. The Committee hopes to be up and running by March/April.

Social:

The December 17th Christmas Celebration was held at the pool parking lot in conjunction with the Boy Scouts tree sales. The DVFD fire engine with Santa and Frosty did a drive around the community and then a meet and greet in the parking lot. It was a fairly small turn out due to weather and late notification of the event.

ACC:

- 1 Property Improvement Request approved.
- Discussed miscellaneous email complaints regarding specific issues, i.e., unoccupied/unkempt townhouse units, single family home broken garage door, and general community maintenance. The emails will be addressed and answered as discussed.
- Complaints regarding general unkempt townhouses and yards on Melrose Square and expired license plate on vehicle on Melrose Square were brought to the Boards attention at the meeting. It was suggested that some of the issues can be handled by calling the specific complaint in to Montgomery County 311 and some issues will be handled by the ACC via letter.
- The Board was informed of illegal parking of a box truck near White Pillar and in adjacent areas in the neighborhood. The board will take action if someone can let them know who owns the vehicle.
- The COCC answered our email questions regarding a “shared wall” issue. Cheryl will follow up on this issue via letters to the specific homeowners.
- It was suggested that we do more email blast reminders regarding ACC issues, parking, snow removal, etc.

Miscellaneous:

- Discussed discovery of a fort/hunting stand on HOA community property. Decided Cheryl would try to locate the owner of the stand and ask them to remove it.
- Discussed email request to include non-community information on our PII web page. The Board decided the information fall into our previous decision not to include any unrelated information that could be construed as advertising on our community web page. Cheryl will notify the requestor of our decision.
- Discussed homeowner’s email asking why the Board members are not listed on the webpage. As discussed and created as a policy the Board decided not to post individual members names and contact information, so that emails and concerns would be sent to the our Board email address so that all members are being informed instead of just an individual member. It was agreed that we would notify the homeowner of our policy.

Upcoming Meeting Dates (Subject to Change):

February 9	April 20 (Annual Meeting)	June TBD
March 9	May 11	July TBD

Minutes Respectively Submitted by Cheryl Yost