

Plantations Two HOA – February 8, 2018 – Meeting Minutes

Attendance:

Board Members:

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

Other Community Members:

Doug Verdin
Michelle Jenkins
Joseph Jenkins Jr.
Nadia Whitt
Austin Wolner

Minutes:

Motion made to approve January 11, 2018 minutes as submitted, motion seconded, motion carried.

Grounds:

- Discussed erosion repair of Area #2 (area near pond, behind White Pillar) and whether or not we should ask for additional bids. Doug received an estimate of \$62.5K from Ashton Manor (contractor used for Area #1). The work should be completed in approximately 6 weeks, and the contractor would like to start working within the next few weeks to finish in time for reseeding. The board feels we do not need additional bids since we have done our due diligence in selecting this company from among previous competitive bids, erosion remediation is this contractor's area of expertise, and the board is satisfied with their previous work. Motion made to accept the bid from Ashton Manor for the repair of Erosion Area #2, motion seconded, motion approved unanimously.

Pool:

- Since Montgomery County's school year has been extended to June 13, Woodfield Elementary 5th grade may only be responsible for paying for extra lifeguard hours for their pool party if the pool party is rescheduled. Jennifer will follow up with Susie Douglas on this issue and confirm the cost(s) with Georgetown.
- Pool committee held their monthly meeting on Monday, February 5. Scan-in options were discussed and one option will be tested by Aliza and Kristy. If the board approves the new system in March, new pool passes will be made prior to pool opening (possibly at the Community Yard Sale and other weekends in April and May). Other items discussed were plumbing repairs, new hot water heater, Wi-Fi, power washing the pool house, purchase of replacement umbrellas and chairs, and buying a laptop for new scan system. Kristy will check with Georgetown about necessary plumbing repairs, etc. The next pool committee meeting will be held on Monday, March 5.
- Jennifer checked with the swim team. They will sell ice cream at the pool again this summer.
- John verified that WSSC does not charge for sewage when the pool is emptied, but does charge for the water used to fill the pool.
- Dan suggested using solar panels on the pool roof or the roof of a shade structure to save money on our power bill. Dan will investigate the various options.
- The annual fee for Outside Members will be \$350 again this year.

ACC:

- Completed 3 property improvement requests.

Social:

- An Earth day celebration is planned for Saturday April 21, 2018. Drew will provide paper shredding again this year, and hand out free dog waste bags to encourage homeowners with

pets to be more considerate when walking their dogs on Common Grounds. Possibility of also making new pool passes during this event.

Other:

- Discussed e-mails.
- The 2018 Annual Meeting is scheduled for April 12, 2018. Elections of board members will be held, as well as a review of the year. The terms of Cheryl Yost and John Schlee will expire this year. The terms of Susie Hatter, Dan Thorpe and Drew Lowe will expire in 2019, and the terms of Jennifer Wrona and Aliza Robin will expire in 2020. John reviewed what will happen at the Annual meeting for the new homeowners who attended the February meeting.
- Discussed January 25, 2018 court case outcome.
- The 2017 budget included an annual Capital Reserves Deposit of \$52,503. A total of \$55,813 was spent on Capital Reserves items. However, due to some lower expenses and higher incomes, we were able to transfer an additional \$22,116 to the Capital reserves funds after paying the \$55,813 for Capital reserves items. This funding will help with required erosion repairs and path repairs in the upcoming year.
- Since outside pool members can now use PayPal to pay their annual fee online, the amount of money in our PayPal account is likely to increase. Therefore our bookkeeper will check into how to transfer larger amounts of PayPal funds from PayPal into the expense account.
- Discussed various parking issues throughout the community such as abandoned and commercial vehicles, and the issue of the pool parking (which should not be used for long term parking). Also discussed the necessity for a parking policy in regards to overflow parking in the pool lot, and the possibility of signage and/or parking permits for short term parking. Cheryl recently discussed the abandoned vehicle on community property issue with our attorney (the county only removes abandoned vehicles from county streets). The HOA is required to submit form to the county prior to towing a vehicle from private property. We discussed procedure for towing.

Upcoming Meeting Dates (Subject to Change):

March 8

April 12 (Annual Meeting)

May 10