

Plantations Two HOA – April 20, 2017 – Meeting Minutes

Attendance:

Board Members:

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

Other Community Members:

Doug Verdin
Istvan Harsanyi
Patrick Matsuda-Begy
John C. Ford
Judy Stephenson

Minutes:

Motion made to approve March 9, 2017 minutes as submitted, motion seconded, motion carried.

Montgomery County Plantations Two Stormwater Management Pond Retrofit Project Update:

- Doug Verdin reported that the county has excavated a significant amount of material from the pond and has been adding a clay core to the earthen dam.
- Doug will contact the county for an update for the next meeting.

Grounds

- John Schlee reported that he contacted Park & Planning regarding joining our path to the current Magruder Branch Rustic Trail behind our development. Doug Verdin mentioned that he and Ron Bridge had previously met with an official from Park & Planning while working on the erosion repair and discussed the removal of the “unauthorized” bridge over the creek and that Park & Planning was going to look into the possibility of constructing a properly engineered/approved creek crossing. John stated that he had referred the bridge matter to the Park & Planning Trail Crossing Group.
- Discussion held regarding future path repairs. Specifically, insuring that the current contours and elevations of the existing paths be considered when making the repairs or replacements due to past water run-off from the paths flooding some adjacent homes.
- A community member discussed a county program that will install dog waste stations and maintain them for a year. She will send the board additional information to review.
- Dog waste issue discussed again with a suggestion to install signage along the common area paths. A motion was made to allot \$400 to Susie Hatter to purchase dog waste signs and poles; motion seconded; motion carried.
- Discussed the unapproved duct tape that was installed on the tennis courts to create a pickleball court. The Board will remove the tape from the tennis court as soon as possible and follow-up on the currently approved lining of the skate court for pickleball.
- Due to the unapproved lining of the tennis courts a discussion was held regarding possible signage to indicate making no unauthorized modifications to HOA community facilities. Kristy Burrows will have a sign made for the courts to indicate they should not be modified without permission.
- Discussed the need to repair the cracked tennis courts. It was decided that Susie Hatter will be in charge of getting three estimates for repair/replacement of the tennis courts.

- Townhome email regarding parking space assignment was tabled for Dan Thorpe to review and handle.

Grounds Erosion Subcommittee:

- Contracted path pavement repairs related to the erosion repairs in Areas 1-3 and the additional path repairs voted for at the March meeting are scheduled to be completed on or about May 1.

Pool:

- Pool Facebook business page has been created, is being populated, and will be used for targeted advertising.
- New banners for the front entrance of the community were ordered and will be installed.
- Free desk for pool office acquired and placed the pool office.
- Plans to repaint the office with mildew-resistant paint will occur before the pool opens.
- Two of the three lifeguard stands are being ordered and will be replaced before the pool opens.
- All the broken chairs have been re-strapped and backup umbrellas have been ordered.
- Committee intends to keep the outside member's data attached to the pool Gmail account.
- Committee will review pool rules signage at the next pool committee meeting.

Social:

- Drew Lowe is sponsoring a paper shredder for Earth Day on April 22. Susan Hatter acquired 25 free compost bins for distribution at the event.
- Yard Sale is scheduled for May 13, with a rain date of May 20.

ACC:

- Completed 3 resale inspection certificates; revised 1 certificate from last month; and have 1 pending resale inspection to be completed.
- Completed approval of 4 ACC Property Improvement requests.
- Processed 1 Violation Warning Letter for an unallowed trailer.
- Discussed an email complaint regarding the use of temporary gazebo-type tents on individual homeowner's properties within the community. The general consensus was that as the tents are not permanently installed they should be allowed.

Upcoming Meeting Dates (Subject to Change):

May 11
June 8

July 13