

Plantations Two HOA -- November 17, 2016 -- Meeting Minutes

Attendance:

Board Members:

John Schlee, President
Susan Hatter, Vice President
Jennifer Wrona, Treasurer
Kristy Burrows
Cheryl Yost

Other Community Members:

Doug Verdin

Guest Attendees:

Darian Copiz & Michael Lichty from Montgomery County,
Department of Environmental Protection,
Watershed Management Division

Minutes:

Motion made to approve October 13, 2016 minutes as revised, motion seconded, 3 yes, 2 abstain (due to the fact they did not attend the October meeting). Motion to approve revised minutes carried.

Montgomery County Plantations Two Stormwater Management Pond Retrofit Project:

The County Retrofit project plans, which were presented and discussed with the community at an open meeting in May of 2013, were finally completed and sent out for bids the week of November 7, 2016. Darian & Michael stated:

- Project basically remains the same as presented in 2013 and will meet current Maryland Department of the Environment stormwater management standards.
- Construction is scheduled to start in January 2017.
- Bids from 5 pre-qualified contractors due back to the County the end of November 2016.
- Project will take approximately 260 (approx. 9 months) calendar days after Notice to Proceed is issued. The retrofit, all plantings and green space repairs should be completed by the end of September.
- One specific change to the project – originally the County was going to remove the pine trees on the left side of the path being used as the construction vehicle entrance, but instead will now only be removing the Pin Oak tree to the right of the path and adjacent to Rolling Fork Way.

HOA Board discussed the following questions/concerns with Darian & Michael:

- The Erosion Subcommittee gave Darian & Michael copies of our Erosion/Sinkhole Report and explained our current erosion issues with respect to what impact the Pond retrofit project might impact those specific areas and the work that the HOA is responsible for handling – they felt that the Pond retrofit project would not impact the identified areas.
- We pointed out Area #4 on our report (sink hole by the manhole cover and the path selected by the County as their site entrance) has an open ticket with DOT – they would check into the problem and let us know what will be done to correct the issue.
- We also pointed out our open ticket for Area #11 with the County DOT which we have not received any response on – they requested that we send both DOT ticket numbers to them so that they can check on them.
- Relocation of the fish and turtles – they will look into the issue and get back to us.

- Path repair – County will be responsible for repair and/or replacement of paths that are damaged during the construction.
- Will damaged paths be widened when replaced – Answer no.
- Closing of Paths and Common Areas – County will identify areas as closed and install typical orange construction fencing around the closed paths and construction area.
- Need for school bus stop changes since work is not being done during school year – County will contact the school to find out if this will be necessary and make necessary arrangements.
- Requested that man-hole cover in wooded area above pond be locked due to kids in the area removing the cover and filling with rocks, etc. – they will check into and get back to us.
- How much notice will be given before the start of the project – approximately 2 weeks.
- Notification to Plantations Residents – County will send a letter to homeowners and HOA Board regarding the retrofit before the project starts.
- Can the HOA send out their own notice to the community – Answer yes.

Board agreed that Cheryl would email Darian and Michael our existing DOT ticket numbers and the HOA contact information.

Grounds: No Report

Grounds Erosion Subcommittee:

- Subcommittee Chair, Doug Verdin, reported he finally received all 3 final bids for the repair of Erosion Areas 1-3. The bids were reviewed and a bid comparison spreadsheet was prepared for the Boards review.
- Doug recommended that the bid be awarded to Ashton Manor due to the expertise and qualifications for handling these types of projects.
- It was noted that a deposit of 1/3 of the total bid would need to be presented with the finalized/signed contract.
- Motion was made to accept Ashton Manor final bid and to pay the contract from the Capital Reserve Budget for FY 2016. Motion seconded, motion passed.
- The Subcommittee will prepare the contract for signature. The work will probably start in the beginning of 2017
- Doug reported that he and Ron Bridge had a chance encounter with members of the Montgomery Parks Department who had been investigating the unauthorized bridge erected over the stream on the path in the park behind our development. The Parks Dept. told them that they will be removing the bridge because it is not an engineered or safe bridge, and not built by the park service. It was suggested that the HOA contact the County (via 311) and request that a bridge be constructed over the stream.

Pool:

- In addition to the electrical issues discussed at the September meeting (ladies room light problem and overloaded office circuits), it was discovered that the wall heater in the pump room is failing and needs to be replaced.
- Kristy suggested that we get all the electrical work bid together so that the work can be done at the same time. However, the Board decided the wall heater needed to be fixed for the winter

and asked Kristy to get a quote email the Board for approval of the amount so that the repair can be made before winter.

- Deck Chairs have been picked up and are being re-strapped and should be returned within the next couple weeks.
- The new Pool Committee stated that they wish to have at least one swim team representative and one outside membership representative on the committee. They are striving to have their first meeting in January.
- Kristy asked Doug Verdin if he would serve on the committee as a maintenance consultant for the pool. Doug agreed that he would help when needed.

Social:

- The OctoberFest had a good turnout (approx. 65 kids). The Boy scouts cooked hotdogs and made hotdogs.
- Christmas Celebration will be in the Pool Parking lot on December 17th from 1:00 to 3:00 pm in conjunction with the Boy scouts Christmas tree sales. We will provide candy canes and hot chocolate.
- The DVFD has been contacted and will bring Santa on the fire engine. Still working on trying to arrange from the Damascus High School Band to attend.
- Motion made to donate \$100.00 to the DVFD and \$100.00 to the Damascus HS Band. Motion seconded, motion carried.
- An eblast will be prepared and send out to announce the event.

ACC:

- 4 Property Improvement Requests approved
- 2 Property Improvement Requests for the same townhome were discussed. One to change previous approved window style(s) and one new request to change front door style and color. Unapproved with questions/comments and request for resubmittal.

Upcoming Meeting Dates (Subject to Change):

January 12	April 20 (Annual Meeting)
February 9	May 11
March 9	June TBD

Minutes Respectively Submitted by Cheryl Yost