

Plantations Two HOA – July 18, 2019 – Meeting Minutes

Attendance:

<u>Board Members</u>		<u>Guests</u>
Aliza Robin, President	Daniel Thorpe	Doug Verdin
Jennifer Wrona, Treasurer	Peter Riley	John Schlee
Susan Hatter, Vice President	Cheryl Yost	Kristy Burrows

Agenda:

- Approve June Meeting Minutes
- Potential Common Area Projects
- Committee and Project Updates

Minutes:

- Noted two corrections required: (1) incorrect date under Website Issue should be February 2017, and (2) delete upcoming August meeting date. Motion made to approve July 2019 board meeting minutes as corrected; motion seconded; motion carried.

General:

- Plantations Two Recreation Center sign (*located in front of pool house*) update: Jennifer reported that the quote included removing the sign, removing rotted wood, repairing, refinishing and reinstalling the sign which will take a month or more to do. Motion made approve \$600.00 to repair the sign and that the work would start after Labor Day; motion seconded; motion carried.

Potential Common Area Projects:

- John Schlee previously volunteered to work on a project for HOA and the board requested that he work on researching possible programs for grant money and ideas for changing some of the common area green space into more maintenance free natural growth instead of just open grass. The board felt that changing large areas of our common areas into something other than grass would possible help cut our future grounds maintenance costs. John started researching these issues and reported on possible projects such as:
 - Montgomery County rain scapes rebates which could be up to a maximum of \$20,000, which could include (1) 3 parcels near the pool (5 acres), (2) 15 acres near the pond, and (3) 10.5 acres behind Rolling Fork Way going into the Damascus Regional Park area.
 - Potential 10 square foot areas at \$4.00-\$35.00 per square foot which we can do ourselves, or done by individual homeowners.
 - Designs & plans with cost information applications must be submitted to the county for approval.
 - The county is willing to attend an HOA board meeting and discuss potential projects, how to do planning, applications, etc.
 - Discussed other county rebate programs, i.e., rain barrels, pool program (no information at this time); turning green space in to natural landscape or meadows with native plantings and/or pollinator plantings, community gardens, etc.
- Board suggested more research needs to be done such as:
 - Issues regarding future cost of long-term maintenance.
 - Possible costs to HOA involved.
 - Clarify which common areas to target.
 - Review other community's existing projects.
 - Look into solar panels on pool house roof.

Pool:

Kristy Burrows reported –

- Pool Slide steps/rail rusted through. The slide is unsafe and has been closed until the problem can be repaired or replaced.
 - Jeff from Georgetown Aquatics has contacted a welder to review the stairs and report on possible repair cost.
 - New stairs might be required and could cost approximately \$1,200.00 or more.
 - Discussed possibility of closing the slide for the remainder of the season if new stairs are required which would not be able to be replaced until next season.
 - Board will include a new pool slide in next years' budget if repair cannot be done.
 - Discussed how to run well time with slide closed (normally alternates hours--1 well swimming and 1 slide open), so kids are not swimming in the well non-stop.
- Table Umbrellas
 - Three (3) umbrellas have broken so far this season and there are no more replacements in our inventory. New umbrellas cost \$250.00 each. Our current umbrellas are not commercial grade.
 - Discussed changing to commercial grade umbrellas and possible bulk discounts.
 - Commercial prices unknown at this time. Kristy will research possible suppliers and costs.
- Kids Nite is scheduled for August 3 at 8:00 pm and there will be no rain date. Sign up is posted by the pool office window. Members only allowed; Ages 8-10 only; with a maximum of 30 kids. Kids must be picked up by an adult.
- Second member suspension of the season discussed. A 16 year old female has been suspended for the rest of the season due to verbal abuse and threatening the staff and not following staff directions or pool rules.
 - Board has suggested that the pool staff contact the county police immediately if this member tries to return to the pool again.
 - It was discovered that the 16-year old has been in the system for the past 2 years. However the computer system does not show addresses for minors and there is no link to the parents. Additionally this 16-year old's name does not show up on any of the adult pool information sheets.
 - Solving the problem of locating minors in our system was discussed. We expect to come up with a solution to fix the issue of linking minors to parents for the next pool season.
 - Discussed the need to document all incidents at the pool and that all documentation should be organized in a file at the pool office and available for review.

Swim Team Issue –

- It was reported that swim team meet attendees are parking in the townhouse parking bays on White Pillar Terrace which is creating additional parking issues for the residents on White Pillar.
- The board requested that the Pool Committee chair discuss this issue with the swim team coordinators and make sure that everyone understands that visitors can only park in the swimming pool parking lot on a county road and not in the townhouse private parking spaces.

Grounds:

- New county tree watering issue – received a quote from C&C Custom Lawn at \$240.00 per watering. Motion made to water every two weeks for the next 12 weeks (6 waterings at \$240.00 each) for a total of \$1,440.00; motion seconded; motion carried.
- Dan Thorpe reported that the Tree at the corner of White Pillar & Rolling Fork Way which fell over in a storm was partially removed by the county since it was covering the walkway and part of the street. However, we will need to pay to have C&C Custom Lawn to remove the root ball and roots.
- Dan received an estimate of \$1,200.00 from C&C Custom Lawn to do weed kill on the common area along Route 124. The board decided to post-pone discussion of this project until September.

- Tennis & Play Courts Fence Repair Update -- Doug Verdin and Cheryl Yost received 3 quotes for repairing the tennis and play court fences as discussed at the June meeting. A motion was made to repair the tennis court for \$2,000.00 and to hold off on the \$900.00 repair of play court until next year; motion seconded, motion carried.
- Update on the County repaired outfall below the basketball court: Doug reported that the county plans to finish this repair sometime in the next 3-4 weeks weather permitting. However, until the repair is completed the county is checking path after every storm for run-off and they are cleaning the path.

ACC:

- 4 Revised Resale Certificates.
- 5 ACC home inspections completed (2 with issues, see below).
- 4 Violation letters (1st letter) granted time extensions per the owner’s request.
- 1 Violation letter (1st letter) was sent a second follow-up letter for not making repairs by deadline.
- 4 ACC home improvement requests (2 to be discussed).
 - Previously unapproved addition request with side porch entry was revised and resubmitted with a side entry with only a set of stairs. Discussed and decided that the revision was acceptable and request approved.
 - Townhouse improvement approval request submitted for already constructed new entry porch with small unpainted wood supports instead of posts, a fenced enclosure area in front of entry porch for trash cans which matches the standard board-on-board fencing, and timber and stone area around porch and trash area. Discussed the projects and agreed to approve everything except the porch supports which need to be painted or vinyl posts that match house trim.

Upcoming Meeting Dates (*Subject to Change*): To be held at Woodfield Elementary School

September 12, 2019	October 10, 2019	November 14, 2019	December 2019 (<i>no meeting</i>)
January 9, 2020	February 6, 2020	March 12, 2020	April 16, 2020 (<i>Annual Meeting</i>)
May 14, 2020	June 11, 2020 (<i>location TBD</i>)		