

## Plantations Two HOA – October 10, 2019 – Meeting Minutes

### Attendance:

<u>Board Members</u>	<u>Guests</u>
Aliza Robin, President	Drew Lowe
Susan Hatter, Vice President	Austin Wolner
Jennifer Wrona, Treasurer	Daniel Thorpe
Sara Lowe, Secretary	

### Agenda:

- Approve September Meeting Minutes
- Approve 2019-2020 Proposed Budget
- Website - Policy re including links from outside non-community members, Security certification on website
- Committee Reports/Updates:
  - Pool Committee - Pool updates, Georgetown Aquatics contract, Pool Roof color
- Grounds Committee – Townhouse reserved parking space re-painting; Solar Panels on Pool Roof; Swing replacement/repair update
- Grounds Subcommittee - Tennis Court Closer Repair; Rainscapes, Pool Concrete decking and sidewalk repairs

### Minutes:

September meeting minutes vote was postponed to next meeting since minutes were unavailable for review.

### Pool Committee:

- Georgetown Aquatics' 2020 Contract:
  - Contract budgeted for \$80,000, but the new contract was submitted for \$80,700.
  - Discussed that due to the increase in outside memberships and the increased outside member fees the 2020 new pool contract costs will be covered.
- Discussion regarding Georgetown Aquatics' contract:
  - The Board previously voted to add a provision in the contract that all repairs over a specified amount requires three (3) bids (by Georgetown Aquatics and/or the Board) submitted for Board approval before the completion of the repairs.
  - It is unknown if Georgetown Aquatics has been following this procedure or if any repairs have required an approval. The Board decided it would be helpful to arrange a meeting with Georgetown Aquatics to review the terms of our contract.
  - These issues should be reviewed at the pool committee meeting at the end of October.
- Guest passes collected were calculated at \$203 in August, but the actual total for this year was \$623.
- Aliza Robin reviewed concerns over pool party rules with Kristy Burrows. They concluded that the major issues/problems over the last couple of summers were mainly related to large groups and not actual parties. Aliza pointed out that the "party" rules apply to any member coming to the pool with a large group (not just parties) since we need to arrange for the appropriate

number of lifeguards to cover larger groups/parties. Suggestion made revise the Pool Party rules to be "Group Rules".

- Kristy is still working on writing the Pool Committee Chair job description.

#### **2019-2020 Budget:**

- Two Revisions:
  - Approved increased the amount of the Georgetown Aquatics' 2020 pool contract to \$80,700;
  - Increased the amount of outside pool membership income to \$59,425.
- **Motion** made to approve the 2020 proposed budget with the two revisions (listed above); Motion seconded; Motion carried.

#### **Grounds Committee:**

- Discussed second concrete pool deck and sidewalk repairs proposal received from N&H General Construction Company:
  - Proposal covers everything except for Area #7 of the proposed repairs diagram. This covers most of the pool issues, the sidewalk repairs and putting an apron in.
  - There was no mention of sealing the pool deck in the quote. We need to clarify whether this is something that N&H General Construction can do and add to the quote, or do we need to hire a second contractor. Drew will get a third quote and will follow up with N&H to clarify our questions regarding sealing coating and timeline.
  - Discussed Item #9 in regards to installing a ramp that will handle truck deliveries and driving over the gutter apron to prevent or limit future damage.
- New Pool Roof Shingle Colors were discussed. Color options selected were Charcoal, Pewter, or Slate. The board selected Pewter.
- Tot Lot Swing: Jennifer researched replacing the broken swing which would cost \$60 for the seat and \$25 for the rubber latch. The total replacement cost would be \$145 plus \$400 for installation, shipping and taxes and.
  - This cost currently exceeds our 2020 (OR 2019 ??) budgeted.
  - **Motion** made to approve repairing the swings up to a maximum of \$250 (including parts); Motion seconded. Motion carried.
- Tennis Court door closer is not operating properly. Replacement of the closer would cost approximately \$450 plus a \$99 service charge. Or we could just check the closer and do periodic and oiling through the winter and then replace it in the spring.
  - **Motion** made to replace the closer for \$576.00 to be taken out of capital reserves; Motion seconded; Motion carried.
- Discussed the bi-yearly (winter and spring) Erosion area maintenance quote was received from CC Custom Lawncare, Inc. for the two new erosion areas (one below the play courts and one behind Melrose Square Way below the pool).
  - These new amounts were previously added to the proposed 2019-2020 budget which has been approved. We now need to consider if we want CC Custom Lawncare to continue providing these services for the 2019-2020 season.

- **Motion** made for approve acceptance of CC Custom Lawncare’s contract proposal for the 3<sup>rd</sup> and 4<sup>th</sup> erosion outfall maintenance located below the play courts and behind Melrose Square Way below the pool for upcoming Winter and Spring 2019-2020; Motion seconded; Motion carried.
- Rainscapes Update: Aliza met with Cheryl Yost and Doug Verdin for a walkthrough of the common grounds that would be best suited for meadow(s) installation through the county Rainscapes program.
  - The meadows will be created to methodically keep bees from swarming in areas that community members congregate.
  - Next we need to contact contractors on the county’s Rainscape program approved listing to create our plans. Then the HOA would submit the plan to the county Rainscapes program for approval once approved the HOA would contract for the installation (which the HOA pay for); then submit our invoices to the county for a reimbursement percentage based on land parcel allotments. We need to confirm how/what our parcel allotment and percentages consist of before moving forward with this project.
- Fading Reserved Townhouse parking space numbers.
  - Repair and resurfacing of the parking bays will probably not be done until 2021, and it does not make sense to pay to renumber the spaces now. However, in the interim one cost saving option would be to purchase a “Reserved” stencil and reflective paint to mark the reserve spaces on the curb.
  - There are 104 townhouses with one reserved space per house. Suggest a “Reserved [house number]” stencil approximately 6-8 inches high. Drew Lowe will try to obtain quotes from a couple painters to determine how much the painting would cost.
- Solar Panel Options for Pool Roof. Within in the County the following are available solar panel systems/ownership:
  - (1) Solar companies install panels and own them outright. HOA receives a reduced electric rate; HOA would eventually own the panels however the solar company would continue to own rights the use/control of the power.
  - (2) Outright purchase and installation of the solar panels. HOA would receive the benefit of the electricity savings and could sell the excess. This option is costly but, long term, if would reduce the \$5K electric bill significantly which could make them cost effective in the long run.
  - (3) Community solar project. The HOA can partner within a jurisdiction where the HOA can offer the community participation.
  - (4) Co-op Option. HOA would obtain bids within a group to do all jobs within the co-op and get a bulk rate.
  - There are installation costs and individual panel has a costs.
  - There is currently a 30% tax credit for solar panels which may change.
- Townhouse complaint regarding overhanging trees Dan met with the homeowner and reviewed the tree issue. The trees are fully on the homeowner’s property. Dan informed the owner the trees are his responsibility, however, he does need to get ACC approval to cut the trees down He also wants to install a fence and Dan showed the owner information on the website and explained how to submit their request approval explained they would need a property survey for the fence installation.

**Website:**

- The Board has received several requests to add links to our website from groups, individuals, etc. that not part of our community. The board agreed to continue following our previous decision not to allow outside links. The board prefers not to allow random information unrelated information to be posted on our website.

**ACC:**

Completed 3 ACC Improvements requests.

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

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	J
une 11, 2020 <i>(location TBD)</i>			