

## Plantations Two HOA – November 14, 2019 – Meeting Minutes

### Attendance:

<u>Board Members</u>		<u>Guests</u>
Aliza Robin, President	Cheryl Yost	Mark Lautman
Susan Hatter, Vice President	Austin Wolner	Doug Verdin
Jennifer Wrona, Treasurer	Peter Riley	Desmond Bishop
Sara Lowe, Secretary		Jeneba Bishop

### Agenda

- Vote on September 12 & October 10, 2019 Meeting Minutes
- Committee Updates:
  - Pool – Policies & Procedures; Deck, Sidewalks & Parking Lot Repair Bids
  - Grounds – Pool Sidewalk Issues, Townhouse Reserved Parking Space Labeling
  - ACC – Non-Compliance Improvement Request; House Inspections
- Nine Districts for MoCo Visitor, Mark Lautman
- Rainscapes Program(s) Updates

### Minutes

- **Motion** made to approve September 12, 2019 and October 10, 2019 minutes as revised; motion seconded; motion carried.

### Pool

- Pool Committee met and is in the process of reviewing and updating pool policies and procedures. The committee will meet again in January.
- Pool Deck & Sidewalks Concrete Repairs: Doug Verdin and Drew Lowe received two bids, but have been unable to obtain a third bid. They reported--
  - The bids could not be compared to make an informed recommendation because (1) square footage on the two bids was not equivalent, and (2) the scope of work between the two bids was not equivalent.
  - Doug felt they needed to revisit the project with both bidders and try to pin down the differences between the two bids.
  - Additionally, two items were not included in the bids:
    - Cost of the electrician to do the rebar welding/binding required on the new concrete (Doug estimated approximately \$400 which would include the county inspector).
    - Cost of sealing the new and repaired concrete and the entire pool deck which is typically done by a different contractor. HOA will have to contact contractors to obtain bids.
  - The goal will be to review new bids and make a decision at the January 2020 meeting.
  - In regards to scheduling the concrete repairs could probably be done the end of March or first of April and completed in a week. However, the new concrete cannot be sealed until 30-45 days after installation. This would push the completed repair close to the beginning of May when the routine pool cleaning and set up need to begin.
  - We also need to keep in mind that there still remains the possibility of unknown issues/problems that could be encountered due to the lack of information regarding the construction/layout underneath the decking.

- Pool Parking Lot Repair: Drew & Doug received two bids, however, have not found a third contractor who is willing to bid on a small project. Doug reported:
  - Bidders' square footage estimates were significantly different and he feels we should have the bidders come back out and review the scope of work and update their bids. Goal is to re-evaluate bids at the January 2020 meeting.
  - Information the HOA needs to consider:
    - Asphalt takes 30-45 days to cure before it can be sealed.
    - Cannot begin asphalt repairs until March 2020 (weather dependent).
    - Asphalt repairs should be done before the concrete sidewalk repairs.

### Grounds

- Discussed Pool Parking Lot Sidewalk Repair Concerns:
  - Crushed sidewalk areas due to driving over sidewalk (garbage trucks and landscape trucks and equipment) near path toward play courts and sidewalk near path toward the tot lot. Plans are to change the curb to an apron and install a new ramp at the area of crushed sidewalk near the tot lot (this is included in the pool concrete repair bids). This will create a drivable area for maintenance trucks.
  - Heaved sidewalk areas in front of pool near the pool ramp which could be a liability. Plans are to remove and repair those areas (this is included in the pool concrete repair bids).
  - Crushed concrete ramp to pool gate. This will be repaired as part of the pool concrete repair bid). Suggestion made to place removal bollards on the ramp to prevent unauthorized vehicles using of the ramp after it is repaired.
- Update on Reserved Townhouse Parking Space Painting: In regards to repainting the word "Reserved" on townhouse parking spaces Drew is waiting for the quotes Discussed:
  - Cost of painting could be taken from the paving budget.
  - We have 104 reserved spaces.
  - Discussed just painting the word "reserved" in reflective paint and no numbers at this time on the pavement.
  - The handicap space sign (installed for a previous owner) needs to be removed and that space needs to be labeled with reserved and house assigned number.
  - Contractors are not willing to do painting on asphalt in the winter months.
  - **Motion** made to preapprove \$2,100 to just paint the word "reserved" on the townhouse parking spaces. Motion seconded. Motion carried.

### General

- Guest attendee Mark Lautman, discussed a group of residents' (Nine Districts for MoCo) concern regarding lack of representation on the County Council for the upper county areas (currently no representatives for north of Shady Grove Road). They are petitioning for an amendment to the County Charter to provide a different Council District for each of the nine members of the county council with no elected "at-large" members. They need 10,000 clean signatures/15,000 gross signatures, currently have about 3,000 signatures. Copies of the petition can be obtained from the board and/or via their Facebook page "ninedistrictsformoco".
- Aliza and John have talking with the Chesapeake Bay Trust (watershed restoration project) and are working on sending in an application for acceptance into their program. They will evaluate our community, provide a proposal for environmental programs, and make recommendations. There might also be a possibility of a grant from the Trust.

- Rainscapes Update: Aliza reported on the information she received from a representative from the County Rainscapes program.
  - We have 7 parcels and would need to apply separately for each parcel, we cannot combine parcels). We can put in an application for 1 parcel to start.
  - The HOA is required to select a county approved contractor to work with us to create a plan for the parcel (which we will need to pay for up front), submit an application with the plan to the county for approval.
  - If approved we can pay the contractor to perform the work. The county will then review the project and make a decision on how much money we will be reimbursed. Normally, the reimbursement is about 30%-40% of the money spent on the project and does not include reimbursement for the cost of the original contractors planning process.
  - Ashton Manor who has worked for us in the past is a county approved contractor. Maybe we could reach out to them to see if they would be willing to do a free initial walkthrough.

**ACC**

- Completed 1 Resale Certificate
- Received 1 ACC Home Improvement Request which is was non-compliant with current color guidelines:
  - Replacement of front entry door and with new side lights to match the door instead of the trim color. After discussion with the homeowner and a review of the neighborhood it has been discovered approximately 16 other homeowners have already made this change to the side lights (without approval).
  - After open discussion by the board a **Motion** was made to revise our ACC Color Guide to allow front entry door side lights to match either the color of the door and/or the house trim as long as the colors being used are within our approved door or trim colors; motion seconded; motion carried.
- Completed 3 ACC Home Improvement Requests
- Cheryl stated that she found a company that does ACC home inspections. The company inspect each home in the community per our guidelines, prepare and send 1<sup>st</sup> violation notice, re-inspect houses in violation, prepare and send 2<sup>nd</sup> notice, re-inspect houses in still in violation, and prepare and send 3<sup>rd</sup> violation notice if necessary. The cost is currently \$20 per house for the service which includes initial inspection, violation letters, follow-up inspections and letters (excluding postage), and case management of inspections with pictures and digitized documentation in pdf form provided to the HOA. Board decided this topic could be further discussed after the end of the year. This service would not include Resale Certificates which the ACC would continue to handle.

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

January 9, 2020	February 6, 2020	March 12, 2020
April 16, 2020 (Annual Meeting)	May 14, 2020	June 11, 2020 (location TBD)