

Plantations Two Community Association
HOA Board Meeting Minutes – January 13, 2022

(In Person Meeting held at Woodfield Elementary School)

Attendance:

Board Members:

Susan Hatter, President Cheryl Yost, Vice President Jennifer Wrona, Treasurer
Judy Stephenson, Secretary David Gonzalez Karen Leicht Daniel Thorpe

Community Members: (Homeowners & Guests)

Chris Goodrich John Stuart Melanie Nunez Austin Wolner

Meeting Opened by Susan Hatter, President. Susan welcomed participants to the meeting.

MINUTES:

1. Call for questions or revisions to the December 2, 2021 minutes.
2. Since there were no questions or comments a motion to approve the minutes was made, seconded, and carried unanimously.

TREASURER’S REPORT:

1. **Financial Report** was distributed to the Board prior to the meeting and the board members present at the meeting signed the form acknowledging that they reviewed the January 11, 2022 financial statements.
2. **Insurance Costs** – Replacing the roof on pool did not impact our rates, however, the two vandalism claims did cause the rates to increase. The rates will go back down three years from the claim. The umbrella policy may also go up (we paid only the increase for ½ of last year). Increase is due to paying for a full year and general overall rate increases. Discussed exploring whether we can bundle insurance policies to save money since the liability and umbrella policies are with different companies. Recommendation made to wait until next year to consider changing companies. Will explore changing deductible to reduce cost.
3. **Capital Reserve Study Update:** Project Manager Austin Wolner reported that he had received three bids for the Capital Reserve Study which is required to be completed in 2022 by Montgomery County. Mr. Wolner recommended that the board choose the proposal from the company Association Reserves. A motion was made to accept the bid from Association Reserves, the motion was seconded and motion approved unanimously by the Board.

MISCELLANEOUS: Boy Scout Mulch Sale – Mulch sales will be conducted the weekend of either March 19 or 26, most likely over both days. Mulch will be delivered during the week before the sale. Board requested receipt of final dates by February 1. Discussed pool parking lot closure, signs will be posted to inform community not to park in pool parking lot and email notice and reminders will be sent out when the dates are finalized.

COMMITTEE REPORTS:

Pool Committee -- Outside Pool Memberships – Noted outside pool membership annual payments are due March 15. There is a \$15 late fee for dues paid after March 15 and payments made after April 30 can result in a delay in processing the member’s information. We need to add the \$75 new

Associate Pass (for nanny/caregiver) fee to the website payment page. Outside pool membership fees have been increased and the membership deposit administrative cancellation fee has increased for members joining starting in the 2022 season. Board members were asked to provide feedback by the end of January.

ACC Committee –

1. Updates – Cheryl Yost completed two resale certificates, one revised resale certificate and three homeowner improvement forms.
2. Contract Postponed – Via unanimous email consensus the Board rescinded last month’s vote to initiate an ACC Community House Inspection Contract due to new potential upcoming cost issues and time constraints. The board will revisit the contract issue at a future board meeting.

Name Committee – Chris Goodrich, Chair

Next steps – Chris provided background on why some members of the community want to change the name, and asked for feedback from the Board regarding next steps. The board will consult with the community’s attorney to determine how voting should be handled. The board asked the name committee to design a flyer explaining the initiative, research how voting was handled in other communities and provide draft email messages for review by the board before sending to the community.

Grounds Committee --

1. **Trash Contract Update** – Cheryl reported on quotes that were gathered by board member Drew Lowe who obtained quotes from three trash companies. The board reviewed a comparison of the quotes received and the changes proposed by Potomac Disposal. There was a motion to accept the quote from Titus Trash as the best fit for the community for the price quoted. The motion was seconded and motion approved unanimously by the board.
2. Daniel Thorpe reported that there had been a meeting with the landscape contractor to review and clarify the designated sections of the townhouse area sidewalks that are the responsibility of the community and our contractor to clear of snow and ice since these sections are not in adjacent to any individual townhouse.
3. Daniel noted that in December a tree behind Marsh Point resident had a limb break and get caught hanging dangerously from the tree. Since the tree was dead it was removed.
4. Daniel reported that several homeowners continue to rake their leaves into the street or in the easement areas beside their home for our contractor to remove. These leaves are not the responsibility of the HOA, but are the responsibility of the homeowner and will no longer be removed by the landscape contractor going forward.
5. There also continues to be issues with homeowners driving on common areas (or having their contractors do so), piling leaves up in the woods or rights of way, kids dragging furniture into the woods, etc. Noted that the cost for cleaning up after individual residents comes back to everyone in the community. The board will do a blast email about these issues next fall.

Meeting Adjourned

Currently Scheduled HOA Board Meeting Dates:

Dates are subject to change – check web or sign board for changes.

Meetings held at Woodfield Elementary School, 7:00-8:45 pm., unless otherwise posted.

March 10, 2022 April 21, 2022 (Annual) May 12, 2022 June 9, 2022