

Plantations Two Community Association
HOA Board Meeting Minutes – April 21, 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
Drew Lowe Daniel Thorpe Karen Leicht David Gonzalez

Community Members: (Homeowners & Guests) –

Joseph Crossan Patricia Davis John Stuart Reina Sprankle
Doris Swaim Elliott & Laura Want

Open HOA Board Meeting – Susan Hatter

MINUTES:

1. Call for questions or revisions to the March 10, 2022 minutes.
2. Since there were no questions or comments a motion to approve the minutes was made, seconded, and carried unanimously.

TREASURER’S REPORT: Jen Wrona reported:

1. **Monthly Financial Report** was distributed to the Board prior to the meeting. Board members present signed the required form acknowledging that they reviewed the April 16, 2022 financial statements.
2. Have requested extension on taxes.
3. **Capital Reserve Contract Update** – did a walkthrough of the neighborhood on April 8 and are waiting for the 1st draft report.
4. We have currently received ~89 Outside Pool Membership (OPM) renewals (normally ~140). May 1st is the deadline for renewals (if OPMs don’t renew by the deadline they lose their deposit).
5. Annual dues payments are doing well, most residents have paid and only a few owners have been referred to the lawyer for collection.
6. WSSC water bill was high again this month and copy was sent to Jeff Popera (Georgetown Aquatics). This issue is related to a WSSC problem which Jeff is working to resolve and will be requesting a credit. Community member mentioned the pool seemed too full and the fill pipe was still running – board will contact Jeff.

OLD BUSINESS:

1. **Traffic Study** -- MCDOT has communicated that they will do the following:
 - a. The leaning Speed Limit sign at the entrance to the neighborhood will be fixed by the County maintenance team.
 - b. Remove some of the No Parking signs as requested by the board.
 - c. Move the stop sign at Belle Hollow Way that’s on a post to the existing light pole and remove the post.
Judy will talk to MCDOT regarding possible no parking signs on Rolling Fork Way where it is difficult to navigate, particularly in the evening.
2. **Playground** two lights were installed by Jen’s husband.

3. **Tennis Court** crack repairs contracted for last fall were completed.

COMMITTEE REPORTS:

ACC Committee –

1. Cheryl Yost reported that property improvement forms are being received without complete information which required an extensive amount of work and time going back and forth to receive all the correct information. She announced going forward she will return forms unapproved if they are not complete.
2. 10 Home Improvement request forms and 3 Resale Certificates processed.
3. The board approved one exception on an ACC form for a garage door.
4. Working on contract for exterior inspections to ensure compliance with ACC rules and regulations.

Pool Committee (meeting held on April 12) –

1. Broken wading pool chlorinator was replaced.
2. Discussed pool house door replacements scheduled for this year. Capital reserve contractor suggested considering replacing two doors per year. Doors cannot be replaced during the season and will work on this issue in the fall and winter.
3. Purchased a new replacement refrigerator for pool house.
4. Working on the pool forms and have only received ~180 residents forms. Forms are due May 1st. Discussed possibility of setting up a table at the pool between now and the middle of May to collect forms. Will send a reminder eblast.
5. Discussed consolidating and making minimum age changes to the new Associate passes for babysitters and caregivers. Tabled the discussion until the Pool Committee has another meeting.
6. Will update Pool Information Sheets for next year based on problems that were identified this year.
7. Committee decided to start having Pool Parties & Events again this season. Dave Gonzalez volunteered to be the pool party coordinator.

Grounds Committee (also refer to details from the 2021 Annual Meeting Minutes)–

1. A Committee community walk-through meeting was scheduled for March 19 and only the committee presenters showed up.
2. Routine contractor spring review will be held sometime in May or June.
3. Continuing to make repairs due to storm and ice damage.
4. Discussion regarding Phase 2 of the pathway replacement tabled until next month.
5. Mulch for playground will be going in soon.
6. Vandalism & Trash in the woods – will work on trying to figure out what to do with area where kids hang out. Maybe ask scouts for assistance. Susan & Judy will organize cleanup. Could do flyers in problem areas.

Name Committee – Chris Goodrich, Chair

1. Name Committee Meeting is scheduled for May 5th, 7-9 pm
2. The facilitator for the community meeting would like to schedule a meeting with both the Board and the Name Committee before the community discussion.
3. The facilitator is free for the two weeks of June 6-17 and we would like to pick a date within those two weeks for the facilitator to meet with the name committee, the board and the community.

4. The Name Committee met with the Montgomery County Planning Director, Gwen Wright, and are waiting for historical information from the Director of Historical Preservation.
5. Karen Leicht reported on her conversation with the facilitator. They discussed issues regarding the community meeting such as timing, ground rules and how to moderate arguments.

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.

May 12, 2022

June 9, 2022