

Plantations Two Community Association
HOA Board Meeting Minutes – April 11, 2024

(In-Person Meeting held at Woodfield Elementary School)

Attendance:

Board Members:

Cheryl Yost, President Drew Lowe, Vice President Jen Wrona, Treasurer
Judy Stephenson, Secretary David Gonzalez Daniel Thorpe

Community Members: (Homeowners & Guests): Kenneth Good Lynda Schrack
William Shores Cheryl Shores Doug Verdin Charles Vaillancourt

Open HOA Board Meeting – Cheryl Yost

Request for Additions – There were no requests for additional agenda items.

Minutes:

1. Call for questions or revisions to the March 14, 2024, HOA Board meeting minutes.
2. Motion was made to approve the March 14, 2024, HOA Board meeting minutes as presented. Motion was seconded and carried unanimously.

Treasurer Report – Jen reported:

1. Dues collection: Lynn has received dues payments from several more homeowners, but there are still approximately 32 homeowners who still owe either part, or all, of their dues. The dues should all have been paid by April 1st, and most of those people have not paid their second or third payment.
2. CCOC training reminder: New board members and reelected board members are required to take CCOC Board training, Community Governance Fundamentals, within 90 days after election or appointment. Please send your completed certificate to Jen for our records, so that she can update the CCOC website. Jen has updated the CCOC website for this year with the list of rental properties and required financial information. We will be billed in June for our annual CCOC fee, currently \$2002.

General Business:

1. **Court Case:** Cheryl noted that a board member needs to attend a court case as a witness on May 6, 2024, at 9 a.m. Judy volunteered to attend.
2. **Boy Scout Mulch Sale:** Cheryl reported that there were many issues and deliveries were not yet completed. Should be done by this weekend. In return for the use of the pool parking lot, the Boy Scouts moved the pool furniture out of the office onto the pool deck.
3. **Annual Earth Day Shred Event:** Scheduled for Sunday, April 21, 10-1:00. Drew Lowe noted that the event will include a 30-yard dumpster for community members to dispose of household items. Drew will provide Cheryl with details of what can be placed in the dumpster and Cheryl will publish the information in an eblast that will also include details regarding the community pool parking lot closure from Friday through Monday. Cheryl plans to be on-site to collect pool forms.
4. **Eagle Scout Bicycle Project:** Scout Will Felrice will host a Bike for the World Eagle Scout project on Sat, April 20, 9 am-1 pm to collect used bikes which will be dismantled and packaged to ship for distribution to individuals in need.

5. **Damaged signboard** – The signboard has been repaired using Daniel’s suggestion of removing the bottom section, some of which was rotten wood. Since the rotten section of the signboard has now been removed, the signboard should last for a while. The cost was approximately \$37 which included paint and hardware.
6. **Common Area Sports Equipment** – Judy verified which home stored sports equipment in the common area and will send a violation letter.

ACC Updates – Judy reported:

1. 3 Property Improvement Requests approved.
2. 1 New request for a resale certificate received.
3. Judy will notify affected homeowner when the landscaping company plans to remove trees at the end of Melrose Square Way, along with the cost to have the landscaping company remove any homeowner items that remain when the work is done.

Capital Projects Update: Cheryl reported:

1. Pool Projects:
 - Pool building construction – Project to fix the front & back overhang supports & paint the new doors. Work is scheduled to start on Monday, April 16. We also need to add some touch up paint on block walls around newly installed doors and peeling paint in the ladies’ showers (an additional cost).
 - Electrical Outlet & Fans for Pool House – current quote \$2,400 in process of getting an updated quote which will include repair of burned-out pole lights with change to LED.
 - Trash Shed -- Updated prices for a replacement trash shed at the pool provided:
 - 4x6x7 - \$1,575.00 -- would hold 2 large trash totes
 - 6x6x8 - \$1,716.00 – would hold 3 large totes
 - 6x8x8 - holds 4 large totes with extra space. Costs:
 - Painted special wood = \$1,751.00 or Vinyl =\$2,182
- Cheryl to review and provide a recommendation for the best option.
 - Need to allot funds for set-up, ramp or pad and removal of old shed.
 - The location of the replacement shed and removal of the old shed at the upcoming pool committee meeting. Jeff/Georgetown has noted that pool staff will carry bags to the shed (not roll totes in and out).
 - It was suggested that the color of the shed and trim should match the pool building & not our red accent color – all in agreement.
- A motion was made to approve the purchase of a 6x8x8 shed at a cost not to exceed \$2,500. The motion was seconded and approved unanimously.
2. **Phase 3 paths** – the contract has been signed, the deposit paid, and we are awaiting confirmation of when the work will begin.

Grounds Updates –

1. Cheryl reported: Approved tree removal proposal accepted. The contractor is running 2 weeks behind due to the weather and will provide a start date when available. We will post parking closed signs on Melrose Square Way and Rolling Fork Way in affected areas 72 hours prior to the scheduled work and place notices on cars the day before the scheduled date.
2. Daniel reported:
 - A county tree located in the circle on Dixie Ridge Court fell over, hitting a neighbor’s car. The Montgomery County Department of Transportation removed the tree.
 - It is anticipated that the community will experience increased costs for tree removal this year since there are potentially 12 oak trees that will need to be removed this year.

- Due to the age of the neighborhood, it is anticipated that an increasing amount of utility work will be needed including electric upgrades and replacements and work on water lines. One community member noted that Washington Gas will be replacing meters.
- Dog waste continues to be an issue throughout the neighborhood with owners neglecting to pick up after their dogs and some poop bags are being thrown into the woods. Daniel plans to get some “Poop Fairy” signs from the County and will explore the County’s poop station program at the request of a community member.

Pool Updates – David reported:

1. The swim team has new coaches and a recent meeting with the parents and Katie Smith, the swim team representative, went well. Swim team practice times were discussed and will be similar to last year.
2. Swim Lesson Program update – David will connect with Jeff (Georgetown Aquatics) about the availability of lifeguards to provide lessons. There has been a request for adult swim lessons as well.
3. The Pool Committee is meeting on April 18.
4. A pool party packet is under development.

Social Committee (events participation): Judy reached out to the Girls Scouts about managing a community yard sale and did not hear back. An alternative suggestion is to identify a day for a community yard sale at individual residences (as opposed to having it in the pool parking lot). This could be advertised on the Plantations I & II Facebook page along with a map of the homes that plan to participate.

Meeting Adjourned

Currently Scheduled Board Meeting Dates:

April 11, 2024 (Annual & HOA Board Meetings)

May 9, 2024

June 13, 2024

July 11, 2024

No August meeting

*Dates subject to change – Updates will be posted on the community web page at **PlantationsTwo.com** and the sign board at the entrance to the neighborhood.*