

Plantations Two Community Association
HOA Board Meeting Minutes – March 10, 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

Community Members: (Homeowners & Guests) -- none

Meeting Opened – Susan Hatter opened the meeting and welcomed the board.

MINUTES:

1. Call for questions or revisions to the February 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 March 9, 2022 financial statements.
2. We have currently received ~45 Outside Pool Membership renewals, and ~12 have paid online via PayPal.
3. Annual dues payments are doing well with only ~10 homeowners being sent to the lawyer for delinquent dues.
4. WSSC water bill was high this month (normally no costs during winter months). Discussed with Jeff Popera (Georgetown Aquatics) and requested he work with WSSC to resolve the issue.

OLD BUSINESS:

1. **Playground lights** – not in yet.
2. **Capital Reserve Contract Update** –
 - a. **Walkthrough with contractor scheduled for** April 8. Cheryl Yost & Susan Hatter will walk with them to review the community assets, repairs completed or needed, and age of the current facilities and equipment.
 - b. Susan, Cheryl, and Jennifer have combed through financial information back to 2009 to complete the documentation required by the contractor. Jen is compiling the data to send to the contractor, Cheryl is sending requested governing documents, community drawings and contractor names.
 - c. We are asking the boy scouts to help move the tables & chairs out of the pool building before the 8th.
3. **County Traffic Study** – Reviewed county recommendations.
 - a. Cheryl noted that it was not clear whether No Parking signs were recommended for the intersection of Rolling Fork Way and Stanton Hall Court. Judy Stephenson will follow up with the Traffic Operations Division of the County Department of Transportation.
 - b. One resident had expressed concerns about the placement of one of the No Parking signs.
 - c. Board decided to follow the county recommendations.

4. **Boy Scout Mulch Sale** – the Board discussed options regarding closing the pool parking lot and decided to try to keep some of the parking available to residents prior to the weekend when the mulch is delivered. The parking lot will be closed on the weekend when the mulch is being delivered to minimize the risk of cars being damaged or blocking the trucks.

NEW BUSINESS:

1. Annual Meeting (April 21)

- a. Karen Leicht offered to create a flyer encouraging residents to run for the board.
- b. Board will send an eblast reminder and request nominations
- c. There is one 1-year vacancy and 3 3-year positions up for re-election.

2. Tennis Courts update on crack repair and new net strap has been ordered.

3. Shred Event – Drew Lowe notified the Board that he will be hosting the annual Shred Event on April 23 from 10 – 1 in the pool parking lot.

COMMITTEE REPORTS:

ACC Committee –

1. 1 revised resale certificate & 2 Home improvement requests completed.
2. Discussed the May-June timeframe regarding beginning a contract for ACC exterior inspections compliance.

Pool Committee –

1. Received 2022 proposed contract from Georgetown Aquatics. Pricing may need to be adjusted once the county finalizes the new minimum wage.
2. Working on consolidating rules & regulations to match up with the changes and reinstated policies and procedures that have approved for this year. Still have some pending procedures details to work out.
3. New Red Pool Access Tags have been ordered.
4. Pool Info Sheets will be reviewed for discrepancies before processing this season.

Name Committee – Chris Goodrich, Chair

1. Chris was unable to attend the March meeting. It was noted that the name committee has established a Facebook page.
2. Board of Directors requested that any flyers created by the Name Committee will need to include a disclaimer from the Board.

Grounds Committee –

1. Potential date for a committee community walk-through has been set for March 19.
2. Regular contractual Spring review will be held sometime in May or June.
3. Trash in Woods issue discussed
 - a. Who will handle cleanup, do communication to community re: children hanging out in the woods and leaving trash behind?
 - b. What should be done about the graffiti and trash in the woods where kids hang out?
 - c. Multiple neighbors regularly pick up trash throughout the neighborhood.
 - d. Possibility of posting pictures and information on our web page.

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.

April 21, 2022 (Annual)

May 12, 2022

June 9, 2022