

## Plantations Two HOA – February 6, 2020 – Meeting Minutes

### Attendance:

<u>Board Members</u>		<u>Guests</u>
Aliza Robin, President	Cheryl Yost	Lauren English
Susan Hatter, Vice President	Austin Wolner	John Stuart
Jennifer Wrona, Treasurer	Drew Lowe	
Sara Lowe, Secretary	Peter Riley	

### Agenda:

- Vote on January 9, 2020 Meeting Minutes
- Financial – Capital Reserves Certificates of Deposit (CD)
- Committee Updates:
  - Pool
  - Grounds
  - ACC

### Minutes:

- **Motion** made to approve January 9, 2020 minutes as changed; motion seconded; motion carried.

### Financial:

- Jennifer Wrona report on potential reinvestment funds update and noted that Old Line Bank is changing to WesBanco Bank, Inc. (\*deleted rates since they changed) Jennifer will double check the rates and proceed with finalizing our rollover CDs.

### General:

- **Search for volunteers** continues: Susan Hatter made the following recommendations for reaching out to the community via (1) an informational meeting, (2) handing out flyers, (3) doing an e-blast, or (4) discuss at the Annual Meeting.
- **Earth Day** -- April 18, Drew Lowe is sponsoring the Earth Day Shred event again from 12-3 pm.
- **Yard Sale** – Discussed (1) trying to coordinate date with Wesley Grove Methodist Church again; (2) the current sign needs to be replaced without “Vendors Needed” wording. Jennifer will find check on the Wesley Grove yard sale dates.
- **White Pillar Terrace Parking** – Issue for discussion requested from the floor:
  - Concern that residents on White Pillar regarding residents parking 3+ cars in the parking areas, when the covenants state that there are 2 allotted spaces per house (currently 1 space is reserved and one space is unreserved). The owners feel we need to take action to correct the overcrowding of the parking areas.
  - Board explained that previously when this issue came up the board meet with townhouse owners and requested a vote from the owners regarding reserving two spaces, however, the majority of owners voted against having 2 reserved spaces.
  - Other discussions held related to this issue included:
    - Since we need to repaint the townhouse space lines and numbers, it would be a good time to open to revote on having 2 labeled reserved spots.
    - Potential downside--assigning 2 spaces means there are only 1 vacant/visitor space left on White Pillar and 5 vacant/visitor spaces on Melrose Square.
    - Potential removal of townhouse parking area peninsulas to create more parking spaces. This would include removal of trees, grass, mulch, and the reconstruction of curbs and gutters. This could not be done without a detailed plan submittal to the County for approval. Not a viable option due to cost and unlikely approval by the county.

- Possibility of sending violation notices to residents using more than 2 spaces if someone could identify the address of the offenders.
- Board recommended that the townhouse owners collect opinions for the 1 vs 2 reserved spaces to present to the board for discussion and vote at the Annual Meeting. Waiting until the Annual Meeting to vote on the 2 reserved townhouse spots means the repainting will not begin until May.
- Current quotes for repainting the numbers are only for 1 reserved space, so if we vote for 2 reserved spaces the quote for repainting will probably double.
- The board will also work on getting additional quotes for repainting the fire lanes/no parking zones (coordinating with Fire Marshall if required). Drew will contact the county via 311 to request replacement of 3 missing “No Parking” signs on Melrose.
- Board can make an announcement that the reserved parking issue will be addressed at the Annual Meeting.
- Susan will prepare a flier to announce the Annual Meeting to include language that “Parking Solutions to be discussed” which will be distributed to the townhouses.

#### **Grounds:**

- **McCo Street Repairs** -- Doug has tried to reach Josh Foust, MoCo DOT, but has not received any return calls regarding the budget status of our community street repairs for this year.
  - Doug will continue to attempt to contact Josh Foust or possibly reach out to our county council.
  - John Stuart works with Mr. Foust and will also reach out to him to contact Doug.
- **Pool Parking Lot & Townhouse Parking** – Doug Verdin will be meeting again with Asphalt companies to discuss the Townhouse parking and Pool parking lot repairs.
  - Doug reported the townhouse parking repairs look extensive and could be a significant expense. The reported potholes straddle the county street and the HOA parking spaces.
  - Susan Hatter reported the townhouse parking space potholes via MoCo 311, but has not heard back from the county.
  - Drew Lowe will reach out to the townhouse tenant who reported the potholes with an update that we are trying to correct the issue through the county.
- **Pool Deck & Sidewalk Repairs** -- Doug & Drew will coordinate on the 3 concrete bids for the pool deck and pool parking lot sidewalk repairs. Doug will meet with each contractor again to get a best and final offer and email updated information to the board by the week of the February 17.
- **New State & County Pesticide Regulations** – Discussed questions regarding the regulations:
  - Whether C&C Custom Lawn care (Charlie) will be prepared to follow the new regulations,
  - Concern regarding Charlie’s previous indication that the new products could potentially triple in cost which will also increase the cost of our current contract.
  - Doug will call Charlie to follow up for clarifications and get quote for the cost increase.
  - Depending on the cost adjustment quote the HOA might have to consider options such as only fertilizing and deleting the use the pesticides altogether.
- Discussed potential **Meadowscapes or Rainscapes** projects on part of our common areas.
  - Since Charlie now has landscape designers/architects, Doug will contact Charlie to discuss the potential of him creating a meadowscape plan for the HOA to present to the county Rainscapes program for approval.
  - Doug will also contact Jeff Schwartz (Ashton Manor) for a plan.
- **Next Erosion Project** – The next project slated for repair is the new outfall area created by the country repaired erosion area below the play court and our erosion repair between Melrose Square townhouses and the pool. Doug suggested that we re-evaluate the repair for next year, because this area may be a more significant problem than originally evaluated and the current quoted repair might just be a “Band-Aid” fix which will make the problem a more significant issue in the future.
- **County Tree Program Update** – Cheryl Yost reported that Laura Miller’s assistant, Mr. Freedman, is working on the plans developed during last summer’s walking review of potential planting sites.

Laura hopes to send us the plans for approval within the next couple weeks and still plans to begin planting this spring.

- **Tennis Court Update** -- Lynn Patton reported a potential issue with last years' crack repairs. Cheryl sent pictures to Lenny McGarvey (American Tennis Court, Inc.) for review and he said that the cracks appear to be normal hairline cracks created by the cold weather which should disappear after the winter.
- **Boy Scouts Mulch Sales is scheduled for March 21** -- In exchange for use of the pool parking lot this year the Boy Scouts have agreed to transplant donated plants at the pool in the dirt area by the men's locker room, and to help set up the pool furniture again. Jennifer will confirm with the scouts.

#### **ACC:**

- Completed 1 Resale Certificate.
- 2 Improvement Request outstanding awaiting board discussion:
  - Discussed one previous request issue to install vinyl stone façade on part of the front of their home. The board explained that this request was an option currently not covered in our rules and guidelines; and that the board needed to discuss the new option and would render a decision to them. Cheryl reported that before sending them our decision the homeowners sent a new email stating they decided against the stone but would be making the other siding changes. At this time they had not sent a new request deleting the stone, so since it has been almost 30 days since the first submittal the board recommended to mark the form unapproved and return with a note that the owners would need to submit a new request for approval with the changes they now wanted to make.
  - Unsigned request submitted for a Shed which was already constructed, but not painted white as per form. Board approved request which will be returned with a note to complete the painting and include a reminder note that there was still an outstanding violation on their unapproved front porch wood posts that needed to be corrected.
  - Drew revisited last month's discussion regarding hiring a contractor to do a complete community ACC inspection review. Cheryl restated that the cost would be \$20/house for inspection and 2 follow up inspections on the houses with violations. The cost is not currently in our budget. A motion was made to take money from the Grounds budget to apply towards the Community Inspection Services to conduct the ACC inspections for 2020 at \$20/home; motion seconded; motion voted 5 in favor and 2 abstained.

#### **Pool:**

- **Pool Committee Meeting with Georgetown Aquatics (Jeff):** Mondays and Tuesdays are best for Jeff. Board selected March 2 or February 24 at 7:00 pm; and Jennifer will call Jeff to see which date works for him.
- **Updates to Pool Documents:**
  - **Pool Party Reservation and Agreement Form:** We still
    - need to clarify with Jeff when an additional lifeguard is required (25 or more people)?
    - review forms with Jeff at the meeting to be scheduled.
    - remove Pool Rules & Pool Party forms from our web page until the new updated Party Packet is reviewed with Jeff, revised and approved.
  - Sara Lowe will replace the current Resident & Outside Membership Information Sheets and Financial Information sheet with the updated 2020 versions on the website.
  - Cheryl will email Sara the required updates to the Pool Section of the Website to correspond with the 2020 revisions and changes.
- **Pool Order Equipment/Supplies** for 2020 Season:
  - Kristy Burrows previously indicated that we need to order 100 more pool passes tags. Jennifer will ask Lynn Patton to place the order.
  - We need to order at least 4 new umbrellas. Umbrellas are part of the expense budget not capital reserves. Jennifer will ask Lynn to place the order.

- There are 3 chairs that need re-strapping, but the order is too small to be cost effective. We will wait until next season and reevaluate the number of chairs.
- **Pool Committee Chair** – Still no candidate for Chair, however, at this time the board and potential volunteers will handle the Chair position responsibilities:
  - Drew volunteered to handle monitoring and coordinating maintenance and repairs
  - Austin will handle on-site pool review walkthroughs. He will enter the information from the walkthroughs into the Pool log book; and if there are any major issues, he will report them via email to the Board.
  - Susan volunteered to help make a Video Tour of Pool house in place of Pool Visits by potential new outside pool members.
  - Lynn Patton will be handling the membership database, membership requests, and all accounting issues.
  - Aliza will handle Facebook Ads
  - We still need volunteers to:
    - manage party requests and coordination,
    - communications (including email responses)
    - Facebook Page Administrator

**Upcoming Meeting Dates** (*subject to change*): To be held at Woodfield Elementary School

March 12, 2020

April 16, 2020 (*Annual Meeting*)

May 14, 2020

June 11, 2020 (*location TBD*)