

**Plantations Two Community Association**  
**HOA Board Meeting Minutes – October 19, 2023**

*(In Person Meeting held at Woodfield Elementary School)*

**Attendance:**

**Board Members:**

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

**Community Members:** (Homeowners & Guests): Chris Marth

**Open HOA Board Meeting – Cheryl Yost**

**Approval of Budget** – The 2024 budget includes a 3.5% increase in annual assessments -- \$1,151 for single family homes and \$1,377 for townhomes. A motion was made to approve the budget. The motion was seconded and passed unanimously.

**Minutes:**

1. Call for questions or revisions to the September 21, 2023, HOA Board Meeting minutes.
2. Motion was made to approve the September 21, 2023, HOA Board Meeting minutes. Motion was seconded and carried unanimously.

**Treasurer Report** – Jen Wrona submitted the following report:

1. The annual audit has been completed and has been emailed to the board.
2. The financial reports were distributed to the board.
3. There were no questions about the financial reports.

**ACC Updates** – Judy reported:

1. 2 property improvement requests received and approved.
2. It was noted that realtor signs continue to be posted for a house that is no longer on the market, although the realtor had been asked to take them down. Judy will remove the signs.

**Web Site Updates –**

On track to soft launch final week of October. A lot of content work needs to happen between now and then. The new site will be available to the board after the soft launch. The designer will give us the opportunity to do a walk-through of the site. The goal is to have fewer words on the home page. Jason is looking for street view photos of the neighborhood.

**Grounds Report:**

1. Daniel reported that he is working on a fiscal year-end plan for tree removal, pruning and planting. C&C came out and reseeded by the pool, missed the initial spot where WSSC was repairing a valve between sidewalk and parking lot. The water main area was not addressed last time or this time. Continuing to monitor oak trees. The County changed which trees are and are not their responsibility. Daniel estimates we will lose 8-10 more oak trees along Rolling Fork. There are also several other trees that we've been waiting to address as a group. Haven't had a bad storm for a while, but the next one is likely to take down some limbs. Will

re-address overseeding area on White Pillar. Have an excess of snow money – which could be used for other budget items, but it may be needed if we get snow before the end of the fiscal year.

2. Cheryl reported that the new trash contract with J&J has been completed. The contractor put up signs to notify residents that pickup days will change to Monday and Thursday. Cheryl will send a second eblast with new details and phone numbers prior to Oct 30 and will update the website to reflect this information. The notice will be hand delivered to the residents that do not provide their email to the board.

### **Pool Updates:**

1. Jen noted that the capital reserve study doesn't include funding for some major pool items (i.e. – electrical work). Smaller items should be budgeted.
2. Since the FY 2024 budget has been approved, Cheryl will move forward with the contract to fix the pool house front and rear roof overhang supports. This project can start in December. Cheryl will also move forward with the contract to complete the replacement of the 4 remaining old exterior pool doors.
3. Trash shed – will be discussed at pool committee meeting on October 26.
4. Cheryl reported that one part of the pool fence has been fixed. There has been no determination as to how to fix the chain link fence. Cheryl will seek input from other fence contractors.

### **General Business:**

1. Commercial Vehicles – Discussion held regarding commercial vehicle parking within the community. Per our bylaws and parking resolution certain oversize commercial vehicles (including RVs, trailers, boats, etc.) cannot park in the townhouse parking spaces, the pool parking lot, or single-family home driveways. Our rules may need to be updated to reflect changes to County regulations – Cheryl is going to review what our regulations say. The parking regulations will be shared with the board so everyone is up to date on the rules.
2. Resident request for community craft sale (in conjunction with the Boy Scout Christmas tree sales). The board usually only sponsors an activity that is conducted by a non-profit (i.e., Boy Scouts/Girl Scouts) or managed by the board. The board does not have the capacity to host a craft sale. The board suggests that this activity be coordinated with the annual yard sale.
3. Boy Scouts Christmas Tree Sale – Thanksgiving week – three weekends in a row or until the trees are sold. The Boy Scouts will put up signage, set up, and clean up. Trees will be delivered on or around 11/20 and the sale starts 11/24.
4. One homeowner's landscaping and flood lights are outside of the property. ACC will send a warning letter.

### **Meeting Adjourned**

#### **Currently Scheduled Board Meeting Dates:**

October 19, 2023	November 16, 2023	<i>No December meeting</i>	
January 11, 2024	February 8, 2024	March 14, 2024	April 11, 2024 (Annual)
May 9, 2024	June 13, 2024	July 11, 2024	<i>No August meeting</i>

*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.*