

**Plantations Two Community Association**  
**HOA Annual 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      Douglas Verdin

**Annual Meeting Opened** – Susan Hatter opened the meeting and welcomed the community members to annual meeting.

**Election for open board positions** – no additional nominations received, board members voted in to continue on board

**ELECTION OF BOARD MEMBERS:**

**Current HOA Board Member Terms:**

	<u><i>Elected or Appointed</i></u>	<u><i>Term Expiration</i></u>
Dan Thorpe	3 year term in 2019	expires in 2022
Drew Lowe	3 year term in 2019	expires in 2022
Susan Hatter	3 year term in 2019	expires in 2022
Jennifer Wrona	3 year term in 2020	expires in 2023
Vacant	3 year term in 2020	expires in 2023
Karen Leicht	3 year term in 2020	expires in 2023
David Gonzalez	3 year term in 2021	expires in 2024
Judy Stephenson	3 year term in 2021	expires in 2024
Cheryl Yost	3 year term in 2021	expires in 2024

**Elections:**

- The election process was explained, and elections were conducted by Susan Hatter.
- Current board members, Susan Hatter, Drew Lowe and Daniel Thorpe were nominated for re-election.
- There was one vacant 2-year term available for nominations due to the fact that Aliza Robin resigned from the board in November 2021.
- Call for Nominations from the floor was made and there were no nominations from the floor.
- Nominations were closed and nominations were accepted for election.
- The attendees were asked if they wanted to do a paper ballot vote. All attendees agreed to move forward with a verbal vote instead of paper ballots.
- Attendees eligible to vote included: 7 board members; 6 homeowners. Note related to voting rights— as stipulated in our bylaws, each owner household is allowed only 1 vote. Therefore, since multiple household members attended the meeting only 6 homeowners’ votes could be counted as official votes.

- The Vote was called to re-elect Susan Hatter, Drew Lowe and Daniel Thorpe for to 3-year terms. Asked those in favor and those against. The vote was a unanimous Yes.
- Jennifer Wrona and Cheryl Yost served as the officials to verify our qualified member votes and proxies numbers as follows:
  - Proxies received, verified, & held for Quorum = 137
  - Homeowner Households in Attendance eligible to vote = 6
  - Board of Directors in Attendance eligible to vote = 7
  - Total Members & Proxies for quorum = 150
- The unanimous vote for Susan Hatter, Drew Lowe and Daniel Thorpe was accepted.

**New HOA Board Member Terms as of April 21, 2022 elections:**

	<u>Elected or Appointed</u>	<u>Term Expiration</u>
Dan Thorpe	3 year term in 2022	expires in 2025
Drew Lowe	3 year term in 2022	expires in 2025
Susan Hatter	3 year term in 2022	expires in 2025
David Gonzalez	3 year term in 2021	expires in 2024
Judy Stephenson	3 year term in 2021	expires in 2024
Cheryl Yost	3 year term in 2021	expires in 2024
Jennifer Wrona	3 year term in 2020	expires in 2023
Vacant	3 year term in 2020	expires in 2023
Karen Leicht	3 year term in 2020	expires in 2023

**2021 Accomplishments and Activities**

- Re-established in-person HOA Board meetings.
- Created new community web site with improved functionality.
- Traffic Study of Community Streets:
  - The Board received complaints about traffic safety concerns in the community and contacted Montgomery County Division of Traffic & Operations.
  - The County conducted a traffic study and provided the board with recommended changes. Changes included: installing a stop sign at the entrance to the neighborhood, replacing yield signs with stop signs, and installing no parking signs. The Board requested some revisions to the work based on community input.
  - Community members commented on the placement of some of the no parking signs and that there is a parking issue on Rolling Fork Way between Belle Hollow and the 2<sup>nd</sup> entry to White Pillar. The board will discuss with the Division of Traffic & Operations.
- Repaired sidewalks and curbs on White Pillar and Melrose Square.
- Repaired erosion issues around the bridge on the path below the play courts.
- Replaced the trash company after they notified the board of decreased service and increased cost and required 96-gallon containers per household. Request for bids on a new service provider resulted in choosing Titus.
  - Question re: bulk pickups – Titus bulk pickups are done on Wednesdays and individuals can call Titus for the specific cost and to schedule the pickup.
- Vandalism: The board dealt with a lot of vandalism over the past year. Incidents included playground slide (carved graphic images into slide), persons with disabilities swing (carved profanity), tennis Courts repeatedly vandalized, and community announcement sign broken (with inappropriate wording placed on sign). Kids have repeatedly taken couches, chairs, wood, toys, etc. into the woods by the pond and have spray painted trees & rocks. The board

has spent too much time, effort & money fixing these problems. Replaced slide & swing, rebuilt the tennis court gate with heavy mesh and a two-way locking system, paid the landscaping company to clean out the stuff around the pond, etc. Board will consider organizing community clean-up days.

- 13 homes in the community were sold since last June.
- Pool –inspections and repairs will be made, including a new chlorinator in the baby pool.
- Trees planted throughout by the County at no charge to us.
- A new Capital Reserve Study required by new State & County regulation is in progress. A reserve study projects the life span of the community’s assets, so we know what funds are needed to properly budget our reserve funds to keep assets in good repair. Initial walkthrough with the contractor was done on April 8 and will be finalized by October.
- Grounds:
  - Routine tree work was done in the community to remove fallen branches and dead trees. However, trying to reduce costs due to previous losses of pool funds due to COVID by not doing a lot of proactive work. Currently spent half of the annual maintenance budget.
  - Additional costs were incurred to bring equipment in to remove furniture & debris from the woods which came out of the grounds maintenance budget.
  - There will also be additional costs to clean up detritus around the pond and taking care of graffiti.
- A community member asked if a fountain could be put in the storm water management pond to help keep it clean. It was noted that the pond is owned by the County and there is no electricity source near the pond. A community member agreed to research what could be done to improve the pond. Also noted that we can’t put chemicals in the pond since it flows into the stream. There was some question as to whether the pond is draining properly.
- Boy scouts had their annual Christmas tree and mulch sales in the pool parking lot and, so far in return, helped move furniture out of pool house on to the pool deck.

## **Annual Meeting Closed**