

Plantations Two Community Association HOA Board Meeting Minutes – July 21, 2022

(In Person Meeting held at Plantations II Pool)

Attendance:

Board Members:

Susan Hatter, President Cheryl Yost, Vice President Jennifer Wrona, Treasurer
Judy Stephenson, Secretary Daniel Thorpe David Gonzalez Drew Lowe Karen Leicht

Community Members: *(Homeowners & Guests):*

John Stewart, William Dove, Rosemary Dove, Sandy Sheinman, Susan Richards

Open HOA Board Meeting – Susan Hatter

Minutes:

1. Call for questions or revisions to the June 14, 2022, HOA Board Meeting minutes.
2. Motion was made to approve the June 14, 2022, HOA Board Meeting Minutes. Motion was 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 July 19, 2022, financial statements.
2. **Capital Reserve Study Update** – Association Reserve Associates provided an updated draft for the board to review. The updated version has been provided to Austin Wolner for his comments.
3. We have collected 99.5% of amount budgeted for dues, and 99.9% of the amount budgeted for outside pool memberships.
4. Jen asked Jeff about getting a refund on WSSC water bills but has not heard back.

Pool Committee – Cheryl Yost reported:

1. **Pool Memberships:**
 - a. Processed to date a total of 403 memberships (252 resident & 151 outside members).
 - b. Members holding multiple access tags = 20.
 - c. Extraneous individuals removed from existing household memberships = 253.
 - d. Removed approximately 170 memberships of unknown people.
 - e. This season 66 families (26 residents & 40 outside members) are participating on the swim team with a total of 116 children.
2. **Repairs:**
 - a. Backwash pit was cleaned & burned-out pump was replaced, but system would not operate automatically. Traced problem back to control panel which was also burned out. New control panel was ordered & installed two days later.
 - b. Overhead entry door was inspected, greased & adjusted. The door is operating correctly now. The contractor indicated that the door is in violation of a safety code, and Cheryl requested a quote for the required upgrade.
3. **Miscellaneous:**
 - a. Swim team overloaded an office outlet and tripped the breaker panel.
 - b. There was one assist & one membership incident at the pool since the last meeting.

- c. A lot of broken chairs so far this year. Need to check on any warranty.
- d. Pool committee will meet in the early fall to review the season.
- e. Swim team doing well – 5 and 0 – they may win the division championship.

ACC Updates – Cheryl Yost reported:

- 1. Completed 2 new resale certificates, 2 in progress, and 1 revised.
- 2. Completed 1 Home Improvement request.
- 3. Susan & Cheryl met with Housing Opportunities Commission (HOC) and reviewed 7 of the 8 HOC houses. Recommended lattice enclosures in front of the townhouses to hide trash and recycling cans. Discussed various needed exterior repairs including general cleanup, paint, landscaping, fences, and tree issues (both in the yards & on the adjoining common areas).

Name Change:

- 1. The next step will be a facilitated community conversation in September.
- 2. After that would be a community vote.
- 3. Community members expressed a desire to have more information on any costs associated with changing the name of the neighborhood. The board indicated that would be provided as part of the community conversation.

Grounds Committee – Cheryl Yost and Daniel Thorpe reported:

- 1. **Path Replacement Phase 2:**
 - a. Doug Verdin completed an updated review with potential bidders. He selected Total Asphalt for Phase 2 of the path replacement project, and the contract is being negotiated and finalized.
 - b. Doug & Daniel met with Colin (C&C Custom Lawncare) about a low area along the path that is consistently covered in dirt and mud due to a rain run off issue. C&C will provide pricing options to divert water away from the path. This work will be included as part of the path replacement project.
- 2. **Tree Issues:**
 - a. Community member John Stewart reported that several oak trees in the neighborhood have been damaged by leaf scorch. One oak tree on White Pillar Terrace is dead and several others in the neighborhood will need to be reinspected. John advised that this problem is likely to get worse.
 - b. Dan indicated that there would need to be a discussion of increasing the budget for tree maintenance.
- 3. **Playground:** Since the last meeting, the playground has been addressed – old mulch was removed, the tot lot was leveled and repaired, and new mulch was installed.
- 4. **Trash:**
 - a. Resident Sandy Sheinman raised the issue of trash on White Pillar. The trash contractor does not put the trash cans back up on the island. Neighbors bring out trash early. Bags rip and drop – and the trash people don't pick up remaining trash.
 - b. HOA will follow up with a letter to the trash company and ask for what is the course of action. What is the company policy about handling the trash that falls out as part of the trash removal process?
 - c. Board member Drew Lowe will deal with trash issues since he negotiated the contract.
 - d. People should be putting the trash out when it is supposed to go out and put in trash cans.

Traffic Study Update:

MCDOT indicated that they would install parking restrictions along Rolling Fork Way from Belle Hollow Way to the south entrance of White Pillar Terrace.

- a. The Board is not supportive of the idea of completing restricting parking along this stretch of Rolling Fork Way since it would probably just cause people to park on the other side of the street, which would not solve the problem.
- b. It was suggested that moving the no parking signs further from the intersections would at least increase the visibility.
- c. Board member Judy Stephenson will follow up with the Montgomery County Department of Transportation.
- d. Board member David Gonzalez will draft an email to the neighborhood asking that people take advantage of the pool parking lot instead of contributing to the safety issues.

Miscellaneous:

Residents voiced concern regarding a young man whose actions make some residents uncomfortable. The HOA has no jurisdiction.

Meeting Adjourned

Currently Scheduled HOA Board Meeting Dates:

September 22, 2022	October 6, 2022	November 10, 2022
January 12, 2023	February 9, 2023	March 9, 2023
April 13, 2023 (Annual meeting)	May 11, 2023	June 8, 2023

*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.*

Meetings held at Woodfield Elementary School, 7:00-8:45 pm, unless otherwise posted.