

Plantations Two Community Association
HOA Board Meeting Minutes – Oct. 6, 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 Daniel Thorpe David Gonzalez Drew Lowe

Community Members: (Homeowners & Guests): Rosemary Dove William Dove

Open HOA Board Meeting – Susan Hatter

Minutes:

1. Call for questions or revisions to the Sept. 22, 2022, HOA Board Meeting minutes. Request was made to delete from the minutes private information.
2. Motion was made to approve the Sept. 22, 2022, HOA Board Meeting Minutes with the revision. Motion was seconded and carried unanimously.

ACC Updates – Cheryl Yost reported:

1. No new resale inspections since last meeting.
2. Received 3 new Home Improvement requests which will be completed this evening.

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 Oct. 5, 2022, financial statements.
2. The Excel spreadsheet of our Capital Reserve study from Association Reserves was sent to Austin, Gary and the board.
3. Jen asked for any comments or questions on the 2022-2023 budget, which was sent to the community in September. There were no comments or questions at the meeting or emailed to the board. A motion was made and seconded to approve the budget and the motion passed unanimously.
4. Jen will create and print the billing inserts, which include an explanation of the dues and payment plans, and the proxy. We will not include the pool info sheet at this time since it is usually outdated by pool opening and members will be able to download it from the website closer to pool opening. Lynn (bookkeeper) needs all the billing inserts by about October 23rd and the bills will be mailed around November 1st.
5. The PayPal fee has gone up to 3.8%. We have been charging residents paying by credit card a fee of 3.0% since this is the percentage printed in the billing inserts. Jen will change the billing inserts to say that homeowners will be charged the current rate charged by PayPal if they pay by credit card. Most Outside Pool Members (OPM) also pay by PayPal so we need to decide if we will convey the PayPal charge to OPMs in 2023. The discussion on the OPM dues was tabled since we have until February to decide.
6. Titus Trash included a 10% fuel surcharge in the September bill (the second bill with a fuel surcharge). They also have a note on the bill about the Friday after Thanksgiving. The Friday trash will be collected on Saturday that week.

7. We received the Georgetown end of year bill. A couple of the items, the replacement of the pool chlorinator and work on the wading pool pump, were Capital Reserves items.

Other:

1. Community Meeting about Name: The postcards for the community meeting are printed and will be mailed in the next few days. An eblast with a flyer will be sent to the community prior to the November 3rd community meeting and mailed to homeowners who aren't in our email list.
2. Boy Scout Tree Sales: The Troop 945 representative could not attend this month. He did confirm that setup will be on Friday November 25th, and trees will be sold on weekend days through Sunday, December 18th, ending sooner if they sell out early. The board would like more information. Jen will check on the days and times of the tree sales, the date of delivery, and whether or not the trees are being delivered by a company or picked up by the scouts.

Pool Updates –

1. Pool Management Contract Draft RFP:
 - a. Susan Hatter, Jennifer Wrona, David Gonzalez and Cheryl exchanged suggested changes to the draft RFP. Changes were made and the group met to discuss their questions and concerns regarding the new draft.
 - b. The draft RFP was changed accordingly and distributed to the Board for review and sending to contractors for bid.
 - c. Discussed Judy Stephenson's concern re: using the word Agreement which indicates an agreement with the bidder instead of a proposed bid. Cheryl will change the wording and forward final document to Judy to submit to contractors for bid. David & Susan will send pool management companies to include in the request for proposal.
2. Pool Closing: Cheryl reported that both pools were winterized, but the pool house was still in progress. Per her discussion with Jeff, Georgetown Aquatics, the final closing of the pool should be completed by November 15.

Community Meeting about Name:

1. Facilitator is on board for the November 3rd community conversation.
2. Susan Hatter will do introduction.
3. Cheryl Yost will sign in attendees and, once they are verified as residents, provide them with a card to speak or provide written comments.
4. Judy Stephenson will do the agenda, bring cards for attendees to express their interest in speaking or to provide written comments and bring a box for those who wish to speak and those who wish to provide written comments.
5. David Gonzalez will pick speakers from the speakers' box.
6. Drew Lowe will be the timekeeper.
7. Handouts – Susan will create and either Drew or Daniel can print.
8. Will send an eblast before the meeting – reiterate the purpose of the gathering, the time of the meeting and the ground rules for participants.

Grounds Committee –

1. **Phase 2 Path Replacement Update** – reported by Cheryl Yost for Douglas Verdin:
 - a. Path Demo & Replacement completed as of Friday, 9/30/2022.

- b. However, the contractor will still be working to finalize the backfill beside the paths and do lawn repairs created by equipment and trucks driving on the common areas to replace the paths.
- c. The final work related to the path replacement should be completed on or before the end of October (weather permitting).
- d. Discussed concerns about the new drain on path between townhouses on White Pillar. Cheryl will verify the installation and operation of the drain with Doug Verdin.

2. Daniel Thorpe reported:

- a. Pricing on tree work from Tom Warfield Custom Tree Work (part of C&C). Met with Colin for pricing on new planting on the triangle area of White Pillar. About 6 of the county trees have died. A locust tree fell in the common area.
- b. Plantings in the front of the pool is an area that is due for landscaping. Daniel suggested replacing the two existing sidewalks with one leading to the entrance. Front entrance center median also could use a refresh.

Jen will look at budget items for C&C, tree maintenance, pruning and landscaping to determine the balance available.

Meeting Adjourned

Currently Scheduled HOA Board Meeting Dates:

- October 6, 2022 (budget mtg)
- November 3, 2022 - Community Conversation on Proposed Name Change – Woodfield Elementary School All Purpose Room
- 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.