

Plantations Two HOA – January 9, 2020 – Meeting Minutes

Attendance:

<u>Board Members</u>		<u>Guests</u>
Aliza Robin, President	Cheryl Yost	Michelle Jenkins
Susan Hatter, Vice President	Daniel Thorpe	Max Jenkins
Jennifer Wrona, Treasurer		

Agenda:

- Vote on November 14, 2019 Meeting Minutes
- Financial - Certificates of Deposit (CD)
- Committee Updates:
 - Pool – Policies & Procedures; Deck, Sidewalks & Parking Lot Repair Bids
 - Grounds – Pool Sidewalk Issues, Townhouse Reserved Parking Space Labeling
 - ACC – Non-Compliance Improvement Request; House Inspections

Minutes:

- **Motion** made to approve the November 14, 2019 minutes as revised; motion seconded; motion carried.

Financial:

- Discussed the CDs that have reached their maturity date and the possibilities available for reinvestment of the funds. Decision was made to deposit the funds into to multiple short-term and long-term CDs at various financial institutions.

Pool:

- It was decided there would be a Pool Committee meeting on January 21, 2020 at 6:00 pm to discuss:
 - Changes to Pool Party rules and processes for the coming 2020 season.
 - Review and update Pool Rules and Operating Policies.
 - Review and correct as needed Outside Pool Membership Information Sheet, Financial Policy, and Introduction letter.
 - Review all pool documentation posted on the HOA web page for accuracy and update as needed.
 - Discuss pool management contract.
 - Pool Committee Chair and staffing for 2020 Season.

Grounds:

- Update on Reserved Townhouse Parking Space Painting: Due to high cost of bids received and cold winter weather it was decided to post-pone painting of “Reserved” on the assigned parking spaces.
- The Board decided to revisit obtaining bids for possible repairing, paving, stripping and labeling the parking spaces. Also discussed looking into the possibility of removing the peninsulas between the parking bays in order to create more parking spaces.
- Tot Lot Repairs Update:
 - Still waiting for parts to repair the swing.
 - Still waiting for information for best way to fix/repair the vandalized equipment.
 - It was suggested we check with our insurance agent to see if the repairs needed or if replacement of vandalized equipment is covered.
 - Jennifer Wrona will re-visit these issues and update the Board next month.

- Tennis Courts:
 - It was reported that there appears to be an issue with the crack repair of the courts. Cheryl Yost will review and check on the issue.
 - Cheryl also announced that the nets have been lowered for the winter to prevent breakage during freezing and thawing. An email to all tennis court key holders explaining the winter net height will be sent.

ACC:

- Completed 2 new Resale Certificates, 1 Revised, and one Revision Pending discussion by the board.
 - Pending revised certificate discussed. Decision made to follow the CCOC previously suggested procedure regarding certain types of violations.
- Received 2 ACC Home Improvement Requests; 1 Completed, 1 Pending due to the need for the Board to make an exception or to vote to make an addition to existing ACC Rules and Guidelines to accommodate the requested change.
 - Homeowner attended meeting to discuss their request for either an exception or a change to our ACC Rules and Guidelines to allow for a different type of exterior finish (not siding) to their home.
 - Issue discussed with homeowners and the board requested that the homeowners provide the board with a digital rendering of what the new finish on the home would look like before making an exception or voting to making an addition to the rules and guidelines. The board will review and vote at the February 6, 2020 meeting.
- Cheryl noted that a motion regarding Resale Packages was inadvertently left out of the September 12, 2019 minutes. The motion was to increase Resale Package price to \$200.00 starting December 1, 2019; and the motion was seconded and carried. The board therefore decided to add the motion approval to these minutes and to change the start date of the increase to February 1, 2020.

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

February 6, 2020	March 12, 2020	April 16, 2020 (<i>Annual Meeting</i>)
May 14, 2020	June 11, 2020 (<i>location TBD</i>)	