

Plantations Two Community Association
HOA Board Meeting Minutes – Feb. 9, 2023

(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 Jeson Jackson David Gonzalez

Community Members: (Homeowners & Guests): Rosemary and William Dove Val Spring

Open HOA Board Meeting – Susan Hatter

Minutes:

1. Call for questions or revisions to the Jan. 12, 2023, HOA Board Meeting minutes.
2. Motion was made to approve the Jan. 12, 2023, HOA Board Meeting minutes. Motion was seconded and carried unanimously.

Name Change Election Results – Susan

- 77% of the ballots that were sent out were returned.
- 30% of the community voted “Yes”, an amount short of the 60% needed to approve the name change. No further action will be taken on this issue.

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 Feb. 7, 2023 statements
2. We did not receive the January Titus trash bill before the February meeting, but we should get it soon. Drew will check with Titus about the continuing 10% fuel surcharge.
3. Our WSSC bill was again over \$435, so the remainder of our \$835 credit is now gone, and we paid the balance, \$115. We are still using no water; we could ask for a meter reading since WSSC is still estimating the readings for one of the meters (we are not sure why they aren’t reading both meters remotely). See Pool report for additional information.
4. Insurance: Our Greenwich Umbrella policy increased by 28% this year; Jen asked a contact at JSG, our insurance broker, and she said that Umbrella policies are increasing up to 35% this year across the board. As mentioned last month, Continental Casualty D&O/crime policy went up 2.265%. Our State Farm bill went down by about \$2,700 since the slide vandalism was over 3 years ago. It should go down again next year since the vandalism to the ADA chair actuator was 2 years ago.
5. An extension has been submitted for both federal and state taxes by our accountant, Ira Miller. He hopes to get the taxes and audit done in the next couple of months.
6. Jeson Jackson completed his board training and sent Jen his certificate. Jen has updated the county list of board members to add his information.
7. Judy Stephenson asked about two payments – Jen explained one payment was for the emergency phone at the poolhouse and the other for an Outside Pool Membership deposit refund.

Pool Updates –

Cheryl Yost reported:

1. Committee meeting held on February 2, 2023 and Jeff Popera (Georgetown Aquatics) was in attendance.
2. New 2023 pool contract awarded to Georgetown Aquatics was finalized and signed.
3. Committee made recommendation to increase the Outside Pool Membership (OPM) dues 7.5% (Family Membership \$400 to \$430 per season and Individual Membership \$200 to (\$215). Motion made to increase the OPM Membership dues 7.5%, motion seconded, motion carried unanimously.
4. The committee recommended changes to the published pool documentation (including changing the 12-15 children's age restriction to 12-14).
 - Residential and OPM Pool Information Sheets & 2023 Pool Season Information cover page. Board recommended some minor changes with a deadline for any additional changes by Sunday, February 12 (OPM documents must be mailed by the February 15).
 - Swimming Pool Rules and Operating Policies. HOA Board suggested a few changes and a deadline for any additional changes by Friday, February 17.
5. The needed pool house door replacements & repair. Door replacements include frames, doors & all hardware, and overhead door repair is required to be compliant with current safety code. Board discussed the feasibility of the project based on Capital Reserve Study, committee's recommendations, and review of quotes received. Motion made to move forward with the replacement of 5 doors by Liberty Lock & Security (pump room double door, the ladies room exit & entry doors, the swim team closet door) and to repair the overhead door (GGD, LLC) inclusive as a Capital Expense of ~\$20,000. Motion seconded; motion carried unanimously.
6. The final Backwash Pit annual maintenance contract was received and finalized (cost included in 2023 annual budget).
7. Jeff & the Committee --
 - Discussed the WSSC on-going meter/billing problem. The Board further discussed this issue and Jen & Susie will look into setting up a meeting with WSSC for review.
 - Jeff stated that there are no know major repairs needed at the pool this season. The committee discussed some minor repairs and remaining issues from last season. These issues will be handled by either Jeff or a committee volunteer as needed.
 - Jeff presented the cost (\$1,926) for restrapping 3 chairs & 14 lounge chairs. The committee approved the cost (part of yearly pool budget).
 - The committee discussed a new style of replacement tables and purchase of a picnic table for the back corner of the pool deck. The HOA Board discussed and items are pending further research by the committee.
8. Jen noted that the pool slide is listed in the Capital Reserve Study to be replaced in year 1. Jeff is checking on the price of a new slide.
9. Other pool issues tabled until after the next Pool Committee meeting.

ACC Updates – Cheryl reported:

- 1 Resale Certificate completed
- 1 Home Improvement Request completed

Web Site Updates – Jeson Jackson

Jeson recommended moving important news up on the home page, adding a calendar widget and including a page with the names of the board members to include some background information (i.e. how long the board member has lived in the community, how long on the board, etc.).

The board also expressed an interest in removing some stock photos and including pictures from the community. Items that might be of interest include a map of the Magruder Branch Stream Valley, a map of the community paths and frequently asked questions.

Judy will share the administrator username and password with Jeson and he will take a look at the web site.

Grounds Report from Contract Manager – Daniel Thorpe reported:

1. Minimal need for snow removal this season.
2. Based on December meeting with a community member, Daniel will meet with the C&C maintenance manager to discuss adjusting the mulch in the playground.
3. Some minor branches came down due to windstorms and will be cleaned up by C&C.
4. Mulch in the community and playground will be installed in the next few weeks.
5. Daniel has received pricing to seed the area on White Pillar that was renovated in the fall. The area will be overseeded and there will be a top coat of top soil covered by fabric.
6. The crepe myrtles at the entrance to the neighborhood need to be pruned really hard to encourage new bloom.
7. The board noted that striping and space numbers in the townhouses need to be replaced. It might make sense to also do top coating at the same time.

General Business

1. Daniel noted that a car was stolen on Hawkins Creamery and urged community members to be vigilant.
2. Daniel suggested that the board seek volunteers for a townhouse subcommittee to address issues that apply specifically to the townhouse areas.
3. Board members also expressed a desire to seek volunteers for a Social Committee. It was suggested that an eblast go out encouraging community members to volunteer and adding a form on the web page for community members to fill out and submit if they are interested.
4. Judy will follow up with Drew Lowe on Community Cleanup plans.
5. Magruder Stream Valley Request for crossing:
 - Susan submitted an official request on behalf of the HOA for a crossing to provide access to the natural surface trail on the other side of the creek. The Parks Department responded that they would take a look but are concerned because it is a protected wetlands area. It was noted that crossing exist along other parts of the trail and Judy offered to explore the trail below Watkins Road where rock crossings had been previously installed.

Boy Scouts Mulch Sale

1. Val Spring with Boy Scout Troop 945 reported that the mulch will be dropped off by the distributor between Tuesday, March 14 and Thursday March 16. Delivery to customers will be on Saturday, March 18 and may go into Sunday.

2. Mulch will be stacked at the playground end of the parking lot. Half of the parking lot will need to be roped off when the distributor delivers the mulch and the whole lot will need to be closed on the day the boy scouts deliver the mulch to customers. An eblast will be sent to the community to be sure cars are moved out of the way.
3. Scouts will help with Earth Day community clean-up.

Girl Scouts Yard Sale

1. Susan is in contact with the girl scouts regarding the fee structure for community members interested in getting spaces in the pool parking lot. A date in May has not yet been determined. Details will be finalized as we get closer to the date.

Meeting Adjourned

Currently Scheduled Board Meeting Dates:

- 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.