

Plantations Two Community Association
HOA Board Meeting Minutes – April 13, 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 Jeson Jackson David Gonzalez Drew Lowe Daniel Thorpe

Community Members: (Homeowners & Guests):

John Stuart Girl Scout Leaders Debbie Tondini, Sheila Markowitz and Girl Scouts

Open HOA Board Meeting – Susan Hatter

Minutes:

1. Call for questions or revisions to the March 9, 2023, HOA Board Meeting minutes.
2. Motion was made to approve the March. 9, 2023, HOA Board Meeting minutes. Motion was seconded and carried unanimously.

Treasurer's Report – Jen Wrona reported:

1. Titus Trash is continuing to charge us a 10% fuel surcharge.
2. Our WSSC bill was again over \$1100, based on another estimated reading. Jen called WSSC again to ask them to read the meter, and also let them know that the pool would be filled the week of March 20th. They said they would expedite the meter reading, and to call back after few days. Jen called earlier this week and found that the meter reading was done on April 5th, and our bill for this month will be \$59. We have not received the bill yet, but hopefully it will show a credit for the months that we did not use water and will show that we used water to fill the pool. Jeff checked our meter size (our infrastructure fee is based on the size of the meter and the number of days), and we have a 4-inch meter and a 1 ½ inch meter. Since we do not have a sprinkler system, he felt that we could replace the 4-inch meter with a 1 ½ inch meter, but it would take a few years to get the money back. Jen asked him to check on the cost.
3. Our accountant, Ira Miller, sent a list of things he needs from Lynn (bookkeeper) for the taxes and audit. He is planning to file a request for an extension (until June 15th) for our personal property tax form.
4. Jen transferred half the amount budgeted in October into Capital Reserves. Depending on Capital reserves spending, we can transfer more later in the year.
5. There were no questions on the financial reports.

Pool Committee – Cheryl reported:

1. Pool Committee Meeting held on March 30, 2023
 - Blathnaid Kelly & Stephanie Moonad attended to discuss their request to use the pool for the Woodfield 5th Grade graduation party. The committee discussed details and decided to approve the party. A Pool Event Letter of Agreement will be created & signed.
 - Keegan Gregory (with his father Mike Gregory) attended the meeting to present his Eagle Scout project proposal to rebuild the Swim Team storage shed. Keegan also discussed one hurdle – the HOA would have to request & purchase the required County permits since they are the owners. The committee agreed to handle the permit issue and to accept his

project proposal. Doug Verdin and Cheryl looked into the commercial permit requirements (cost \$740+ and a minimum of 30 days to process) which would not work. So we reached out to Alex Bernal, Montgomery County Department of Permitting Services, who reviewed the scope of the project & the original pool documents. He determined that a permit would not be required since the project fell under permit minimums, and he sent us an email confirmation stating we do not need a permit.

- Discussed Beth Spurgeon’s email request for OPM donation for the Clearspring Elementary School silent auction fund raiser. Committee decided to offer a trial membership for auction, and the voucher packet was created and emailed to Beth on 4/12/2023.
 - Other items discussed included upcoming repairs, required pool rule signs, Residential Pool Info Sheet distribution & collection, potential future pool slide replacement, repair & replacement of existing pool chairs, new Swim Team Memorandum of Use, continuing WSSC meter & valve issue, and next committee meeting with the Swim Team managers (now scheduled for May 20, 7 pm).
2. Pool Repairs:
 - Capital Door Project update:
 - i. Doors & frames (Liberty) (3 single & 1 double door) replacements have been completed except for painting. Still waiting for painter’s bids.
 - ii. Overhead Door (GGD, LLC) install of code required safety mechanism (GGD, LLC) has been completed.
 - Yearly backwash pit maintenance has been scheduled for April 20th.
 3. Georgetown has emptied, cleaned, refilled the pool, and pumps are on and working.
 4. Replacement chairs & chair re-strapping is in progress. Chairs expected to arrive in May.
 5. Committee continuing to look into alternatives for new & replacement pool deck tables.
 6. Outside Pool Membership (OPM) status to date:
 - Memberships removed for non-payment in 2022 = 10 (no deposit refund)
 - Relinquishment of membership = 18 (deposits refunded)
 - Paid OPMs = 87 (including some new members), members not paid = 52
 - OPM Info Sheets received to date = 64
 7. Residential Membership Info Sheets received to date = 36
 8. Ordered & received additional access key tags and 2023 complimentary guest passes.

ACC Updates – Cheryl reported:

1. No resale certificates
2. No home improvement requests
3. Sent out 1 violation letter (storage of debris behind home on common area)
4. Sent out 1 warning notice (removal of porch roof from common area & repair of home from storm damage)
5. Violation letter sent in February re: removal of dead tree near path stairway has been corrected.

Grounds Report from Contract Manager –

1. Doug & Daniel & Colin (C&C Landscaping) walked the grounds in February. Will have new person managing the account. Need to go over plan again.
2. C&C Landscaping topped off, seeded and covered with straw and seed blankets the hill between Rolling Fork Way and the pool parking lot. Topped off and reseeded area on White Pillar where trees were taken out last fall.

3. A homeowner on White Pillar raised the issue of a tree dropping sap onto their cars. The board discussed that this is not an issue of negligence on the part of the board and that no action would be required. Another homeowner on Marsh Point had expressed concern about a cherry tree in the circle. John Stuart noted that the cherry tree has been brought to the attention of the county. John also reported that there is an oak tree on White Pillar that might be in decline.

General Business

1. Basketball court repairs – Daniel will get quotes on nets & backboards and will work with Doug on asphalt.
2. Townhouse parking lot issues – homeowner raised concerns about a parking space that gets flooded when it rains and experiences splatters of mud from the island. The issue is a result of years of actions and decisions that have resulted in a situation that would be very expensive and difficult to fix. The board will offer to assign the homeowner one of the visitor spots and to make the homeowner's current spot a visitor spot instead. The board will look into restriping and renumbering the townhouse parking spaces. There was a question about whether decals would last longer than paint.
3. GoDaddy email update – Cheryl reported the Board's email system problem was due to an email containing a virus which allowed access to the account by an unknown user who sent a mass mailing which shut down the system. Since the system was compromised GoDaddy/Microsoft locked the system. After extensive work with GoDaddy techs the system was released for use again. However, we still had to rebuild our system protocols for Board email forwarding and we still have some minor continuing issues which we are monitoring.
4. Earth Day Activities: Drew Lowe is sponsoring a shred event from 10 am – 1 pm in the pool parking lot. Susan Hatter has obtained free saplings that will be given away at the event. There will also be a community clean-up from 12-2 pm. Drew will remind Titus that there will be extra trash bags by the pool. Jen will reach out to Boy Scouts to see if they will participate in the clean-up.
5. Girl Scouts Yard Sale – Troop 32021 has asked to manage a community yard sale to raise money for the troop. The yard sale will be held on May 13 from 8 a.m. to noon with a rain date of May 20. The Girl Scouts will create and manage an email address to accept reservations and assign spaces. Also considering offering donuts, coffee & cookies. Girls will create an email and a flyer. The board will post the flyer on the PII web site. Susan will be the contact for the Girl Scouts. They will bring trash bags and do a sweep for trash at the end.
6. Cheryl will send out an eblast this week with info regarding Earth Day, Yard Sale and collection of pool Information forms.

Meeting Adjourned

Currently Scheduled Board Meeting Dates:

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.

