

Plantations Two Community Association
HOA Board Meeting Minutes – Jan. 12, 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 Drew Lowe Jeson Jackson

Community Members: (Homeowners & Guests): John Stuart Charles Vaillancourt

Open HOA Board Meeting – Susan Hatter

Minutes:

1. Call for questions or revisions to the Dec. 8, 2022, HOA Board Meeting minutes.
2. Motion was made to approve the Dec. 8, 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 January 12, 2023 statements.
2. Titus Trash included a 10% fuel surcharge in the most recent bill (December). Drew will call Titus to ask how long they anticipate charging the additional 10%.
3. We received a credit of \$835 from WSSC for the time between January and April in 2022, before WSSC fixed their leaking valve. The credit was applied towards \$435 worth of charges for this month, based on estimated readings, not actual. Jen sent the bill to Jeff for his opinion, and he checked the meter and confirmed that the readings listed on the latest bill were not accurate, so we should receive another credit. He suggested that we send the meter pictures to WSSC or ask them to read it remotely, or we can wait until they eventually check the meter themselves. Susie volunteered to send another message to WSSC since we're not sure how the credit was determined, and the refund seems too low.
4. QuickBooks is going up from \$150 per year to \$600 per year. Previously, Lynn (the bookkeeper) didn't charge us but due to the huge increase, would like to charge us \$200 (total split between us and 2 other clients). Another option would be \$55 per month for the online service, but we would not be able to keep records of homeowners separate from OPMs, and it would be \$660 a year. The board would prefer that Lynn charge us \$200 for offline QuickBooks instead of the \$660 it would cost for online service.
5. Insurance: Our Greenwich Umbrella policy may increase more than up 10%, will not include exterior insulation and finish systems; the Continental Casualty, D&O/crime will go up 2.265%. We have not received the bill from State Farm yet but expect that to go down since slide vandalism was over 3 years ago.
6. Jen asked for questions on the financial reports. There were no questions.

Pool Updates

1. The proposals that were received from Georgetown Aquatics, Sunset & Premier were reviewed by David, Jen, Cheryl & Susie. Consensus was that Georgetown still provided the best service for the best price. Recommendation made to go with Georgetown.
2. Noted that all three bidders included a provision that if the Minimum Wage Requirement (March/April) is increased the contract cost would also be adjusted.
3. Motion to accept the pool committee recommendation, the motion was seconded, and unanimously approved.
4. Cheryl will coordinate with Jeff Popera, Georgetown, to complete the final contract document for signature.
5. The Pool committee will schedule a pre-season meeting which will be announced to the community.

ACC Updates – Cheryl Yost reported:

- Completed 1 resale certificate and no home improvement forms.
- HOC requesting to put a fence up and will send in the forms.

ACC Updates – Cheryl Yost reported:

- 1 resale certificate no improvement forms since December.
- HOC requesting to put a fence up and will send in the forms.

Grounds Report from Contract Manager – Daniel Thorpe reported:

- Overlapping ACC issues
 - 9500 White Pillar stores items outside their fence.
 - Real estate – house for sale on Bell Hollow Ct. has placed a for sale sign outside the fence on common ground. Will call agent.
- Susan reported that a request was received from a community member to reach out to the Parks department to see about putting a path over creek. A study has been done previously on this issue and Susan will follow up on the status of the recommendations that came out of the study.

Name change proposal -- Ballots were mailed. One out-of-town homeowner asked if they could submit their ballot request via email. Cheryl will email a replacement ballot to the homeowner and the homeowner will mail the ballot back. Ballots must be postmarked by 1/31. Judy will email Chris Goodrich (Name Committee Chair) to schedule time to count ballots.

General Business

In response to a request from a homeowner, the community's attorney indicated that emails between board members and committee members do not need to be made public.

Girl Scout yard sale request – Susan has followed up and the Girl Scouts are interested in managing the annual community yard sale. Susie will follow up with details. Jen will check to see if the yard sale sign can still be used.

Community member John Stuart reported that oak trees on Rolling Fork Way have been marked for removal by the County. There is a ticket requesting removal of a tree on Pecan Grove Terrace that is still open. He also opened a tree replacement ticket.

Community member Charles Vaillancourt volunteered to organize a community cleanup. Susie suggested scheduling this for Earth Day (April 22nd). Drew will check with Titus Trash to see about a special pickup and will coordinate the event with Charles.

140 proxy forms have been returned with dues payment. Communication should go out to the community regarding nominations for board positions. Judy will look up information on nomination process and send out note to community.

Judy will compile feedback from the board on how to update the web site and Charles offered to share input with his mom who works on websites.

Meeting Adjourned

Currently Scheduled HOA 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.