

Plantations Two Community Association
HOA Board Meeting Minutes – May 12, 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
Drew Lowe Daniel Thorpe Karen Leicht David Gonzalez

Community Members: (Homeowners & Guests) –

Joseph Crossan Patricia Davis John Stuart Reina Sprankle
Doris Swaim Elliott & Laura Want

Open HOA Board Meeting – Susan Hatter

MINUTES:

1. Call for questions or revisions to the April 21, 2022, Annual Meeting and HOA Board Meeting minutes.
2. Motion was made to approve the April 21, 2022 HOA Board Meeting Minutes. Motion was seconded and carried unanimously.
3. Motion was made to approve the Annual meeting minutes with corrections, 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 May 11, 2022, financial statements.
2. **Capital Reserve Study Update** – Contractor Association Reserves on April 8 completed a walkthrough of the community with board members and on May 10 submitted their draft study for review. The board will meet on June 1 to review the report and compile feedback.
3. **Jen went over capital reserves item on financials.** Reserves is made up of CDs and Money Market. Operating is high because we are now collecting dues.
4. Annual dues payments are doing well, 21 still owe, 7 are on payment plan or with lawyer. 107 outside pool members (budgeted for 150).
5. WSSC water bill was high again this month and copy was sent to Jeff Popera (Georgetown Aquatics). This issue is related to a WSSC problem which Jeff is working to resolve and will be requesting a credit. Have used \$5,000 of \$8,000 budget. Have not heard from Jeff regarding potential repair of the HOA water valve.

OLD BUSINESS:

1. **Traffic Study** -- MCDOT will complete the following:
 - a. The leaning Speed Limit sign at the entrance to the neighborhood will be fixed by the County maintenance team.
 - b. Remove some of the No Parking signs as requested by the board.
 - c. Move the stop sign at Belle Hollow Way that’s on a post to the existing light pole and remove the post.

Board will request that MCDOT study the parking issue on Rolling Fork Way between Belle Hollow and the 2nd White Pillar entry to determine if there is a safety issue and make recommendations.

2. **Playground** two lights were installed by Jen's husband.
3. **Tennis Court** crack repairs contracted for last fall were completed.

COMMITTEE REPORTS:

ACC Committee –

1. Completed 6 resale certificates and received another request today.
2. Completed two or three home Improvement request.

Pool Committee –

1. Resident & Outside Member Information Sheets
 - All Info Sheets are now being processed only by our bookkeeper and pool committee; the pool staff will no longer process forms received at the pool. Forms are now being reviewed & verified before being input into pool computer.
 - Many forms still missing. Some outside pool members have paid but have not provided forms.
 - Replaced old pool staff refrigerator, cleaned up & re-organized the pool office.
 - Jeff notified us that we had an issue with the County inspection – need to fix and have it reinspected. What needs to be replaced is on order and should be in next week.
 - Policies reflected on the 2022 Info Sheets & Letters is what will be in effect for this year.
 - Will update Pool Information Sheets & Letters for next year based on problems that are identified this year.
2. Woodfield 5th grade party – traditionally held at the pool (pre-COVID). Party is no longer a school sponsored event. The new Parent Planning Committee is requesting that the 5th grade party be an after-school event with an agreement between parents and HOA. Parent will send agreement and waiver documents to Jen for review. Board all in favor of sponsoring the party.
3. Judy & Karen volunteered to collect Info Sheets at the pool on May 17 and Susie & Cheryl will do May 23 from 5-7.
4. Pool banner policy currently limits banner size to 30 x 48" maximum; however, standard banner material is 36 x 48". **Motion made to change banner policy to the larger size, motion seconded, and approved unanimously.**
5. Met with swim team and received list of dates for meets and practices. Pool committee will work with the swim team to resolve any conflicts.

Grounds Committee

1. Routine contractor spring review will be held sometime in June.
2. Mulch for playground scheduled for mid-June – will be shredded, grade of mulch for the playgrounds.
3. Flowers going in soon.
4. Vandalism & Trash in the woods – north of pond has gotten worse. Could hire someone to clean it. Should publicize it. Put trash days back on notice board.
5. Two dead trees at entrance of neighborhood. Sunday, weather permitting, John Stuart will do a walkthrough of the neighborhood, note problem trees and provide the board with a report.
6. Another tree that was questioned looks fine.
7. First estimate to do Asphalt Paths Phase 2 – \$62,485. Can be split up into two sections. Calls are in for additional quotes. Board may consider breaking the project into two phases due to budget constraints.

Name Committee – Chris Goodrich, Chair

1. Meeting May 5, with the facilitator, Sally Colella, to discuss the goals and logistics for the community meeting.
2. Looking at June 14 for facilitated community meeting. Committee suggested that a second meeting be held in the fall. Sally agreed that she would help out again in the fall.
3. Community meeting, not open to people from outside the community.
4. Looking for fact sheet to be created and distributed prior to meeting. Committee was formed because community members wanted to explore changing the name. Tasked by board to research what would be involved. Board can send out fact sheet via eblast.
5. At the facilitated meeting, the Board would introduce name committee, name committee could present their viewpoint at start of meeting.
6. Asking for 75 chairs.
7. Easel & flip chart to capture thoughts.
8. Name committee reached out to the Montgomery County Planning Department for information on the history of the land where Plantations Two is located. The Office of Historic Preservation researched the area and provided a report.
9. Rebecca Ballo, supervisor of the Office of Historic Preservation and a member of her staff, will present the results of their research at the Name Committee Zoom meeting on May 26.

Meeting Adjourned

Currently Scheduled HOA Board Meeting Dates:

Dates are subject to change – check web or sign board for changes.

Meetings held at Woodfield Elementary School, 7:00-8:45 pm., unless otherwise posted.

June 1st – Capital Reserves Study review contingent on whether Austin and Gary are available.

June 9, 2022 – board meet with the facilitator – 7-9 pm

June 14, 2022 – Jen will see about getting the room – 7-9 pm