



Board Meeting Minutes

SEPTEMBER 3, 2020 / 7:00 PM / VIRTUAL MEETING

Attendees

Name	Role	Initials	Attendance
Subhasis Datta	President	SD	Present
Don Funkhouser	Vice President	DF	Present
Paul Witting	Treasurer	PW	Present
Carmen de Perignat	Board Member	CdP	Present
Evgeny Tsypnyatov	Board Member	ET	Present
Mike Wolmetz	Board Member	MW	Present
Neil Smith	Secretary	NS	Present
Scott Wertlieb	Vista Management (VMC)	SW	Present
Adam Ochner	Vista Management (VMC)	AO	Present

Agenda

7:00 - 7:20 PM: Opening & Ongoing Items

7:20 - 7:50 PM: Priority Business

7:50 - 8:30 PM: Ongoing Business

8:30 - 8:50 PM: New Business

8:50 - 9:00PM: Closing

Notes

OPENING & ONGOING BUSINESS

- Meeting called to order at 7:03 pm by Subhasis Datta, President.
- Motion to approve the meeting minutes from the August Meeting Minutes. Passed - see Votes section for further details.
- All homes have paid their 2020 dues.
- Financials - \$55k in the checking account, \$221k reserve and \$58k in the new reserve, 5k in the operating account.

PRIORITY BUSINESS

Board Action without a Meeting

- Board discussion to clarify in what circumstances a Board vote outside of a meeting can take place. Bylaws allow the Board to vote in writing without a meeting (Article V, Section 14). Current Board resolved to only use this in emergency circumstances. Board members to be given 48hrs to review and ask questions prior to voting. Motion passed and should be added as an agenda item to subsequent Organizational Meetings when a new board is formed, so that each Board can formally agree to this process (as per Governing Documents).

DEP Appeal Update regarding Stormwater Project

- Landscaping visit is scheduled for 9/4, 8:30am.
- Discussions are still underway with the County to determine the best approach to address the flooding of the basketball court.
- Motion passed to remove basketball hoops from the court in preparation for the repurposing of that area into a congregation space. Passed - see Votes section for further details.

Informational Meeting Deck

- Board to add content to the slide presentation in time for rehearsal on Sept 10.

ONGOING BUSINESS

Replace Entry Signage

- Awaiting an ETA from the vendor on the signs.
- Payment of 50% of the cost will go out next week.

Remove Bamboo

- Contract executed with Landscape & Drainage after checking references - as per board vote in August meeting.

Construct policy relating to HOA treatment of White Fence at 14512 RBD and FGL

- PW to send a draft policy out next week.

Attend to Chain Link Fence at 14516 PHL

- Response from homeowner received.

Transition HOA Email addresses

- SD provided transition plan- preparation for switchin to the new addresses continues.

NEW BUSINESS

Consider approach to Townhome accounting

- SD, PW and CdP have had discussions on this. More to come next month.

Consider clearance (brush removal and debris) to right of way area on Dufief Mill Road

- Discussion to continue next month.

Community Directory

- NS contacted AtoZ Directories who are not taking HOA customers at present as they have changed their software and are focused on schools.
- Board to continue discussion next month.

COMPLETE BUSINESS

Refresh White Fence at 14512 RBD

- Fence repaired and painted.

Complete Newsletter

- Mailed August 19, posted on Website August 21, emailed August 23.

Arrange Informational Meeting

- September 17th at 7:30pm.

CLOSING

- Meeting adjourned at 9:18pm.

