



Board Meeting Minutes

OCTOBER 8, 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
Mike Wolmetz	Board Member	DF	Present
Carmen de Perignat	Board Member/AECC Chair	CdP	Present
Evgeny Tsypnyatov	Board Member	ET	Present
Neil Smith	Secretary	NS	Present
Scott Wertlieb	Vista Management (VM)	SW	Absent
Adam Ochner	Vista Management (VM)	AO	Present
Emily Funkhouser	Homeowner	-	Present

Agenda

7:00 - 7:20 PM: Opening

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

- Meeting called to order at 7:09 pm by Subhasis Datta, President.
- Motion to approve meeting minutes from the September Board Meeting. Passed - see Votes section for further details.
- Financials - \$48k in the checking account, \$221k reserve and \$58k in the new reserve. \$5k in the operating account.

PRIORITY BUSINESS

Confirmation of Landscape & Drainage Tree Work

Board took 2 votes during the month due to emergency tree work regarding HOA trees that were affecting homeowner properties and recent maintenance investments. See Votes Without a Meeting section below.

Management Company Delegated Authority

Board discussion around the delegated authority for Vista Management. After much conversation the conversation was tabled and the Board will continue with the contracted amounts that exist in the Vista contract.

Basketball Court Remediation

3 quotes received for raising the level of the Basketball court by 24" to alleviate flooding and enable this space to be turned into a seating area.

Discussion on what approach the Board should take with appeals to the County to assist with funding a portion of this work. SD to continue conversations with the County.

Motion to have Board approval for an initial maximum of \$16,500 from the Reserve to allow for expedited negotiations with the County on shared funding of the project. This money is equivalent to the amount allotted in the current Reserve Study for Basketball Court repairs.

ONGOING BUSINESS

Entry Signage

Update on the delivery date for signs expected this week.

Fall Inspection

CdP working with SW to determine a date.

Chain Link Fence

Letter drafted to homeowners.

Q&A Session Document from Information Meeting

NS to complete and upload to the website.

NEW BUSINESS

Community Survey

MW has developed a survey to help gauge community priorities and sentiment. Finalizing this week in preparation for sharing with the community.

COMPLETED BUSINESS

Bamboo Eradication

CdP and SW are meeting with the vendor tomorrow to review and inspect their work. Bamboo roots are to be treated in the winter to continue the eradication process.

Tree Removal

Pine trees removed and pruned at entry to trail on Flints Grove Lane. Trees were also removed on Pebble Hill Lane as they were presenting a threat to property damage.

Transition HOA Email Addresses

Redirects and amendments made across all channels.

Informational Meeting

Meeting held on September 17.

CLOSING

- Meeting adjourned at 9:18pm.

Votes

Motion	For	Against	Abstain
Motion to approve prior month's meeting minutes.	ALL		
Motion to approve maximum expense of \$16,500 for raising the Basketball Court if conversations with the County require a decision within the month.	SD, CdP, PW, ET, MW, NS	DF	

Votes Outside of the Meeting

L&D tree removal Project: \$5,500

For: ALL

Against:

Addendum \$857 tree removal

For: SD, CdP, PW, ET, MW, NS

Against: DF