



Board Meeting Minutes

NOVEMBER 19, 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	Present
Adam Ochner	Vista Management (VM)	AO	Present
Bob Woods	AECC Member	BW	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 7:07 pm by Subhasis Datta, President.
- Motion to approve meeting minutes from the October Board Meeting, pending addition of written votes that were taken within the month. Passed - see Votes section for further details.
- Financials - \$26k in the checking account, \$222k reserve and \$56k in the new reserve. \$5k in the operating account.
- Expenses are in line with expectations at this stage of the year.

PRIORITY BUSINESS

Allentuck Proposal for Replacement of Laurel Bushes on Pebble Hill Lane

Motion to approve Allentuck proposal to remove dying bushes on Pebble Hill Lane and replace with Ajuga ground cover. Contingent on Allentuck advising that planting in the Fall is worthwhile.

2021 Landscaping Proposal

Allentuck proposal for 2021 has been received. Increase of ~\$2k largely due to increasing Montgomery County labor rates. A competitive quote was received and came in higher. Motion to award 2021 contract to Allentuck Landscaping at \$14,383.

Vista Management Renewal

Board to discuss renewal of Vista Management contract for 2021 in time for signing before year end.

Pebble Hill Tree Removal

Complaint received from homeowner regarding HOA tree that was removed from Pebble Hill Lane and left in the woods. CdP mentioned this was in accordance with other HOA tree removals. Board discussed the issue - VM and CdP to return with recommendations.

In addition, the homeowner adjacent to the removed tree has asked the HOA to repair the walkway that buckled due to the tree roots. VM to research and gather up any other areas that may need attending to in preparation for the quote season to recommence in the Spring.

Fall Inspection Results

Board discussed the results of the Fall inspection carried out by the AECC and VM. VM to propose wording for letters.

ONGOING BUSINESS

Entry Signage

Signs will be delivered in December.

NEW BUSINESS

CCOC Request for Information

VM to handle registering the Board Members and rental units data request for CCOC.

PO Box Renewal

Board discussed whether to continue to use a PO Box at a cost of \$120/year. Motion to extend this for next year. Not Passed - See Votes section below.

Vista Management Company Renewal

Board discussion on the renewal of Vista Management Company for 2021. Board to hold another meeting on November 30 to vote.

CLOSING

- Meeting adjourned at 9:57pm.

