



Board Meeting Minutes

MARCH 25, 2021 / 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
Emily Funkhouser	Homeowner	-	Present
Zhihong Song	Homeowner	-	Present

Agenda

7:00 - 7:20 PM: Opening

7:20 - 8:20 PM: Priority Business

8:20 - 8:50 PM: Ongoing Business

8:50 - 9:00 PM: Closing

Notes

OPENING

- Meeting called to order at 7:10pm by Subhasis Datta, President.
- Financials - \$76k in the checking account, \$222k reserve and \$55k in the new reserve. \$5k in the operating account.
- Dues: 6 units have not yet paid their annual dues. 2nd reminders were sent mid-Feb and were due last week.

PRIORITY BUSINESS

Year End Financial Review

- Jim Layton has asked for some further information from PW and this has been provided. SD expects this to be completed within 7-10 days.

Asphalt Repair of Damaged Walkway Caused by HOA Tree

- 3 quotes were received, two of which are up for consideration.
- Motion proposed by CdP, seconded by SD to move forward with the lead walk repair and grinding of the stump.
- Board discussion around whether the tree was a HOA tree or a Homeowner tree.
- CdP withdrew the motion and a new motion that allowed DF to engage a surveyor to determine property lines prior to April 10, for a maximum price of \$250 to determine where the tree responsibilities lie. Motion passed - see votes section for further information.

Fall Inspection

- Inspection conducted by VMC
 - 20+ door hangers were placed on homes for minor improvements/quick repair requests.
 - AECC will meet to discuss the report for larger upkeep requirements and will present back to the Board on next steps.

Nature Reserve Planning

- Bird houses will be purchased and will be installed once we obtain benches.
- A quote for benches has been received from Allentuck. More bench quotes to be sought prior to a Board vote.
- Discussion on potential repurposing of the basketball court area. Lukewarm, quotes, hoa survey,

Trail Signs

- Trail signs are rotting away and need replacing. Vista to investigate replacement.

Opinions on Townhome Accounting

- After extensive research with accounting professionals, the CCOC, legal counsel and Vista Management Company, it is deemed that no HOA has separate accounts for Townhome and Single Family Homes.
- Legal counsel will provide a set of guidelines to determine expenditures on Townhome expenses moving forward.

Vista Report on CCOC Management of a HOA Virtual Election

- SW attended a virtual Annual Meeting and Election that was held in conjunction with the HOA and the CCOC. After time delays due to technical issues and further time delays in having to check attendees into the meeting individually, a quorum was not reached and the meeting was adjourned to a later date. VMC recommended that the Board maintain its stance to not hold an election in this fashion.
- Legal counsel will be sending guidance to the HOA around how to hold a mail-in ballot.

CLOSING

- Motion to approve these minutes.
- Meeting adjourned at 9:06pm.

Votes

Motion	For	Against	Abstain
Motion to remove tree stump and repair lead walk due to tree damage - WITHDRAWN	n/a	n/a	n/a
Motion to allow DF to engage a surveyor for max \$250 to determine property line and tree responsibilities.	CdP, DF, SD, NS, PW, ET	MW	
Motion to approve Mar 25th Board Meeting Minutes.	ALL		

AECC Approvals

1. 14437 Pebble Hill Lane - Roof Replacement - Approved 3/18/2021
2. 11421 Flints Grove Lane - Removal of Dead Trees and branches - area reviewed by VISTA and AECC approval provided