



# Board Meeting Minutes

FEBRUARY 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	Absent
Neil Smith	Secretary	NS	Present
Scott Wertlieb	Vista Management (VM)	SW	Present
Adam Ochner	Vista Management (VM)	AO	Present
Emily Funkhouser	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 7:06pm by Subhasis Datta, President.
- Financials - \$73k in the checking account, \$222k reserve and \$54k in the new reserve. \$5k in the operating account.
- Dues: 2nd reminder went out this week. ~20 units have not yet paid their annual dues. Vista to continue to follow Dues Collection Policy for remaining collections.

### PRIORITY BUSINESS

#### Year End Financial Review

- Jim Layton has all the information he needs.

#### Fall Inspection

- Due to timelines, a Spring inspection will be completed before Home Improvement letters are sent to Homeowners.
- AECC will meet after the inspection has taken place.

#### Chain Link Fence

- Board discussion on approach to chain link fence.

#### Nature Reserve Planning

- Homeowner Marna Williams has volunteered to assist the Board with planning additions to the Flints Grove pond area for ecological benefit. CdP commented that bat houses have been deemed to not be appropriate for the space due to some of the downsides of attracting bats outweighing their benefits. Bird houses are being looked at but will require some maintenance to keep clean and prolong the life of the houses.
- Benches have been researched also.
- Discussion on potential repurposing of the basketball court area. CdP and SD to review quotes that were previously obtained for raising the level of that space to help prevent flooding and will present back to the Board next month.

#### Parking of Commercial Vehicles at the Townhomes

- Complaint received from a group of anonymous townhome owners who are concerned with the parking of commercial vehicles in the townhome area.
- Vista has placed notification on certain vehicles that were present in the Pebble Hill townhome area today (2/25).
- Vista suggests inclusion in a forthcoming newsletter as a way of reminding homeowners of this rule.

#### Trail Signs

- Trail signs are rotting away and need replacing. Board discussion on inclusion of dog leashing and waste removal requirements in addition/in place of some of the current information present on the signs. Vista to investigate replacement.

### Asphalt Repair of Damaged Walkway Caused by HOA Tree

- Vista met with Chamberlain, an asphalt company, and they quoted \$3500 minimum. SW confirmed the Allentuck quote was cheaper and recommended that the Board consider their quote.
- Board discussed the matter and determined that a third proposal would be sought before a decision is made.

### Annual Meeting & Board Election Review

- Board discussed the current ongoing limitation on meeting in public and whether there is a need to change the current stance of not holding an in-person Annual Meeting and Board Election until we are able to meet in person again.
- VM mentioned that the CCOC has not changed their stance. However, they are hosting one community's Board Election in the near future and will report back to the Board on its success.
- Motion to delay April 2021 Board Meeting until we are able to meet in person. Passed. See Votes section below for details.

### CLOSING

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

## Votes

Motion	For	Against	Abstain
Motion to delay 2021 Annual Meeting and Board Election	ALL		
Motion to approve Feb 25th Board Meeting Minutes	ALL		

## AECC Approvals

1. 22 Rich Branch Court - approval of Front Door