



# Board Meeting Minutes

APRIL 29, 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
Sammy Wong	Homeowner	-	Present
Leevin Li	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 7:08pm by Subhasis Datta, President.
- Financials - \$70k in the checking account, \$222k reserve and \$57k in the new reserve. \$5k in the operating account.
- Dues: 1 unit has not paid their annual dues. Will be transferred to Ron Bolt if payment has not been received by Monday 5/3.

### PRIORITY BUSINESS

#### Year End Financial Review

- Delayed but Jim Layton has all the information. Board to review, approve and then send out to Homeowners once complete.

#### Blades Of Green - Mosquito Repellent

- VMC has contacted the vendor and will move forward with organic treatments as per last year.

#### Nature Reserve Planning

- Motion to approve a ceiling for cost not to exceed \$10,500 for purchase and installation of bird houses and 4 benches to be installed on the berm. Motion passed - please see Votes section for further details.

#### Trail Signs

- Trail signs are rotting away and need replacing. Vista to investigate replacement. MW to look at language.

#### Spring Community Review

- Review conducted.
- Letters will be sent out in the next few weeks.

#### Dufief Mill Road Clean Up

- Two quotes received for clean up of the area on Dufief Mill Road that lines Flints Grove's border. Davey Trees will present their quote next week.
- Motion to move forward with a not to exceed costs \$10,000 - PASSED. See Votes section for further details.
- MW asked if this is a one-time cost. Yes, this will be although there will be a small amount of ongoing costs of tending to the lawn in season.

#### HOA Landscape Enhancements

- Allentuck have presented a quote for ~\$6,700 for plantings and landscape enhancements for the community. This includes the ajuga plantings on Pebble Hill Lane that the board approved last year but there was no time to plant prior to the winter months.
- The initial plantings will come out of Reserve funds, watering will come out of our operating expenses.

- Motion to approve Allentuck for the landscaping enhancements as per their quote. PASSED - see Votes section for further details.

#### Tot-Lot Repairs

- More repairs are needed at the Tot-Lot. VMC and CdP to arrange for repairs and mulching to maintain the tot-lot.
- Per the 2017 Reserve Study, the useful life of the tot-lot equipment expires in 2022. Replacement of the playground equipment will be a large expense and new equipment and its placement will need to be ADA compliant and of commercial quality.

#### Towing Company Engagement on Commercial Vehicles

- Discussion on the use of a towing company. No solution currently identified. VMC and SD to continue researching.

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

- Motion to approve the work to repair the lead walkway at 14437 Pebble Hill Lane.
- Board discussion on assessment of trees that fall on pockets of land that may/may not be HOA owned.

#### CLOSING

- Motion to approve these minutes.
- Meeting adjourned at 9:12pm.

#### Votes

Motion	For	Against	Abstain
Motion to approve costs not to exceed \$10,500 for purchase and installation of bird houses and 4 benches for the berm.	ALL		
Motion to approve costs not to exceed \$10,000 for clean up of Dufief Mill Road	ALL		
Motion to award landscape enhancement work to Allentuck Landscaping at a cost of \$6,800	ALL		
Motion to vote on additional lawn care proposal from Allentuck at \$3,300	ALL		
Motion to approve the work to repair the lead walkway at 14437 Pebble Hill Lane	SD, CdP, PW, MW, ET, NS	DF	
Motion to approve Apr 29th Board Meeting Minutes.	ALL		