



Board Meeting Minutes

MAY 27, 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
Homeowner Attendees: Emily Funkhouser, Leevin Li			

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 - \$68k in the checking account, \$222k reserve and \$58k in the new reserve. \$5k in the operating account.
- Dues: 1 unit has not paid their annual dues. This has been transferred to Ron Bolt and a collection letter has been sent from his office with penalty payments and costs applied.

PRIORITY BUSINESS

Year End Financial Review

- Jim Layton has returned Draft financial reports and these have been reviewed by VM and PW as HOA Treasurer. Both parties are comfortable with the contents.
- Motion to approve the Draft reports and tax filing will take place by SD or PW.
- Final versions of the financial reports to be sent out in paper form to the community next week.

Spring Community Review

- 93 home received letters were sent by VM for various home improvement requests.
- All questions/requests for clarification from homeowners to be sent to AO.
- AECC will determine the process for checks for updates.

Trail Signs

- Discussion around verbiage and approach for the replacement of the Trail signs. Board would like to explore naming the trail and developing signs that sit in line with the design of the entry and Townhome signage.
- Motion to name the trail "Flints Trail", not passed.
- Motion to name the trail "Flints Grove Trail", passed.

Nature Reserve Planning

- Benches have been selected and will be purchased. Belson Heritage bench x 4.

Concrete Repair of Damaged Walkway Caused by HOA Tree

- Contract signed with Contech; awaiting a date for this to be scheduled.

Dufief Mill Road Clean Up

- Third quote received from Davey Trees.
- Contract will be awarded to Landscape & Drainage.

ONGOING BUSINESS

HOA Landscape Enhancements

- Allentuck will be planting in early June.
- Additional lawn care proposal moving to Fall to ensure reseeded grass can grow.

Tot-Lot Repairs

- Motion to approve Allentuck to mulch the Tot-Lot for \$1,939.

AECC Update

- AECC shared concerns regarding homeowners conducting work without AECC approval. This was shared in the latest Homeowner Email Mailout to assist with reminding everyone of their responsibilities in this area.

CLOSING

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

Votes

Motion	For	Against	Abstain
Motion to approve the Jim Layton financial reports for 2020.	ALL		
Motion to name the trail "Flints Trail".	MW, NS	SD, PW, ET, DF, CdP	
Motion to name the trail "Flints Grove Trail".	DF, CdP, ET, SD, PW	MW	NS
Motion to approve May 27th Board Meeting Minutes.	ALL		

AECC Approvals

1. 14525 Antigone Drive - Skylight Replacement - January 22, 2021
2. 14436 Rich Branch Drive - Fence Installation - February 16, 2021
3. 22 Rich Branch Court - Front Door Paint - February 23, 2021
4. 14437 Pebble Hill Lane - Roof Replacement - March 18, 2021
5. 53 Flints Grove Drive - Front Door Replacement - March 30, 2021
6. 14504 Antigone Drive - Tree Removal - April 9, 2021
7. 14311 Rich Branch Drive - Exterior Paint - April 9, 2021
8. 14504 Pebble Hill Lane - Hardscaping and Erosion control - April 13, 2021
9. 14436 Rich Branch Drive - Garage Door Replacement - April 15, 2021
10. 14504 Pebble Hill Lane - Window Replacement - April 30, 2021
11. 14613 DeHaven Court - Window Replacement - April 30, 2021
12. 14417 Rich Branch Drive - AECC approval for fence replacement provided after fence was installed - May 18, 2021 (*)
13. 14512 Antigone Drive - Fence Installation - AECC Approval May 25, 2021
14. 11508 Flints Grove Lane - Roof and Front Patio Addition - AECC Approval May 25, 2021

15. 14613 DeHaven Court - Fence Installation - AECC Approval May 25, 2021
16. 14401 Pebble Hill Lane - Siding Repair & Refacing - AECC Approval for siding after repair was made - May 25, 2021 (*)

NOTES:

(*) Indicates homeowner proceeded with home changes without first seeking AECC vetting or approval. Approval was given after the fact once AECC was alerted to the change.

There are 2 more similar situations under review where projects have been completed without AECC approval. Homeowners have been notified of violations by VISTA. AECC has not yet approved these 2 projects.