



Board Meeting Minutes

JUNE 24, 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 |
| Homeowner Attendees: Emily Funkhouser, | | | |

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 - \$63k in the checking account, \$222k reserve and \$59k in the new reserve. \$5k in the operating account.
- Dues are now fully paid for 2021.
- Insurance proposal has been received at \$2391 for the year. VM to inquire about inclusions and reasons for increase. Motion to approve the insurance expense.

PRIORITY BUSINESS

Outstanding Montgomery County Real Property Tax Bills

- A member of the Homeowner community alerted the board to a notice in the Washington Post regarding outstanding invoices for the HOA. Upon investigation, 25 different bills, some dating back to 2005 were sent to an unknown PO Box address.
- Bills relate to MoCo Stormwater management.
- Vista Management resources are assisting with the investigation and are advising as to whether we will be able to request reimbursement of the accrued interest.
- Board agreed that these bills need to be paid as soon as possible.
- SD to issue a thank you letter to the neighbor who raised this to the board.

ONGOING BUSINESS

Tot-Lot Repairs

- Further proposals received by Allentuck for adding to the wood ties that edge 3 sides of the Tot-Lot area.
- Board discussion on whether there is value in having wood ties added to mitigate mulch runoff as a result of rain.
- Motion to add a single layer of wood ties. Passed - see votes section for further details.
- DF voted against this motion due to mulch degrading over time.
- NS feels that the majority of the drainage issue has been resolved with the County reopening the culvert that goes underneath the trail.

Dufief Mill Road Clean Up

- Work will commence on June 28th.

Nature Reserve Planning

- Board representatives are meeting with the installers this Sunday with work to start on July 3-11.

HOA Landscape Enhancements

- New plantings have been completed as of today. These reside in a variety of locations around the neighborhood. Allentuck will be providing the necessary watering services to these areas.
- CdP has also donated some bushes to the HOA.
- Seeding will occur in the fall.

Spring Community Review .

- VMC has received positive responses to these letters. A few homeowners have reached out for further clarification and VMC are scheduling follow-up discussions with the homeowners.
- Review of 30-day items will take place from July 4. 90 day items will be reviewed after Labor Day.

Trail Signs

- MW raised the current location of the signs being too deep into the trail at certain points. New locations for the signs to be suggested.
- Mock ups and quotes from a signage company are forthcoming.

Financial Review Mailout

- 2020 financial review mailout is ready to be sent by VMC.
- Motion to add hardcopy of the survey results. Motion passed see below for details.

CLOSING

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

Votes

| Motion | For | Against | Abstain |
|---|--------------------|---------|---------|
| Motion to approve the State Farm insurance expense of \$2391. | ALL | | |
| Motion to add a layer of wood ties into a playground. | CdP, MW, SD, PW | NS, DF | |
| Motion to add survey results to the financial review mailout. | DF, CdP, SD, PW | NS, MW | |
| Motion to approve June 24th Board Meeting Minutes. | ALL | | |

AECC Approvals

1. 11520 Flints Grove Lane - fence & window replacement
2. 14401 Pebble Hill Lane - siding replacement
3. 11504 Flints Grove Lane - Tesla roof replacement
4. 14421 Rich Branch Drive - Approval of fence after installation