



Board Meeting Minutes

JULY 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	Absent
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, Wei Wu, Bob Woods (AECC Member)			

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 - \$60k in the checking account, \$222k reserve and \$60k in the new reserve. \$5k in the operating account.
- Insurance: VM confirmed that our coverage is in line and coverage does not incorporate the bridge (as this is a Montgomery County Parks item).

PRIORITY BUSINESS

Outstanding Montgomery County Real Property Tax Bills

- Bills relating to MoCo Stormwater management have now been paid.
- The FGHOA address has now been updated to the address of Vista Management so that we receive future bills.
- An appeal letter will be sent for reimbursement of the payment of accrued interest. However it is unlikely to be successful due to the HOA being responsible to register any change of address.
- SD to issue a thank you letter to the neighbor who raised this to the Board.

ONGOING BUSINESS

Townhome Fence Request

- Homeowner Wei Wu attended the meeting at the advice of the AECC to run through the request for a decorative metal fence to be put in the front garden of her townhome.
- Board discussion with further review and discussion to be conducted by the AECC before coming back to the Board with an update.

Spring Community Review .

- Review of 30-day items has taken place with around 25 homes yet to remedy their items or contact VM to discuss plans for remediation. Second reminder letter to be sent by VM.
- 90 day items will be reviewed after Labor Day.

Developer White Fences

- Discussion on the developer white fences after a homeowner request.
- PW to resend policy that was drafted after the refresh work took place on the fence between Rich Branch Court and the Flints Grove Lane trail entrance.
- Board will review the policy and discuss further next month.

Trail Signs

- MW and CdP toured the neighborhood to discuss sign placement.
- Further updates to come next month from MW.

Tot-Lot Repairs

- Mulching and wood ties work is complete. Replacement of cracked swing will happen in the coming days.

Dufief Mill Road Clean Up

- Work completed - seeding to take place in the Fall.

Nature Reserve Planning

- Installation of 4 benches and bird boxes is complete.

Water Drainage

- SW and NS to meet with a contractor to discuss drainage from DeHaven entrance to trail down to the pond, as well as the area between Pebble Hill Lane and Flints Grove Drive.
- In addition, SW has received a response from the County Parks & Planning department regarding the untidy section near the forest entrance close to the end of Pebble Hill Lane. The County is also looking into replacing the bridge and regrading the path down from Pebble Hill Lane due to ADA concerns.

CLOSING

- Motion to approve these minutes deferred until next month's meeting.
- Meeting adjourned at 9:09pm.

Votes

Motion	For	Against	Abstain
None			

AECC Approvals

1. 10 Rich Branch Court - Roof Replacement - July 6, 2021
2. 11413 Flints Grove Lane - Fence Replacement - Post Installation Approval since Fence was installed in early May w/o AECC review - July 6, 2021
3. 14508 Pebble Hill Lane - Window Replacement - July 21, 2021
4. 14311 Rich Branch Drive - Window Replacement - July 21, 2021
5. 14529 Antigone Drive - Porch Enclosure - July 21, 2021
6. 9 Rich Branch Court - Fence Replacement - July 21, 2021
7. 11532 Flints Grove Lane - Garage Door Replacement - July 24, 2021
8. 14310 Rich Branch Drive - Windows and Sliding Door Replacement - July 25, 2021