



Board Meeting Minutes

AUGUST 26, 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	Absent
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 7:04pm by Subhasis Datta, President.
- Financials - \$5k in the checking account, \$222k overall reserve, \$33k in the operating account, \$60k in the new reserve.

PRIORITY BUSINESS

Spring Inspection Letters

- 25+ 30-day re-inspection to occur next month, several homeowners asked for extensions.
- 30+ 90-day re-inspections to follow and updates to be provided at next Board meeting.
- Discussion about approaches for providing feedback to homeowners on trash can placement.

Dufief Mill Road Clean Up

- Vista to respond to homeowner fence inquiry on fence damage, follow up with DOT to determine right of way, forestry department on permit requirements for compliance, and county on free trees to be planted in the area.

Trail Signs

- CdP to get quotes from Signarama for replacement signage, installation, and removal of existing signage (to be paid for from reserve funds) in advance of a vote at next month's meeting.

Fences

- Discussion of HOA policies associated with developer white fences resulting in CdP and PW action to finalize a Policy document communicating HOA and private fence policies (based, in part, on the Flints Grove HOA Welcome Areas Policy document) to be voted on at subsequent meeting and registered with CCOC.
- Vista to follow up on metal fence violations already installed based on bylaws.

Tot-Lot Repairs

- Tot-lot repairs have been completed.

Flooding and Culverts

- Vista to get a quote from Allentuck on landscaping work to address erosion issues from Tot-Lot to DeHaven.
- Vista is awaiting a response from Parks and Recreation on the forest entry, Pebble Hill trail, and bridge replacement work.
- SD reported on an opportunistic discussion with the Montgomery County (MC) Department of Environmental Protection (DEP) on flooding and culverts. Will follow up with another Appeal with DEP offices to mitigate flooding in the basketball court and the drainage from the culvert to the stream restoration pond.
- Vista to follow up with MC on bridge maintenance.

Bamboo Treatments and Related Maintenance Items

- Vista to follow up with Landscape & Drainage to address bamboo regrowth.

FGHOA Website Updates

- Materials for updates on Google Drive.

Townhome Assigned Parking

- Board discussed approaches to parking spot allocations, no actions at this time. Discussion referred to prior communications to all Townhome owners on unassigned parking and references to the bylaws that clearly state that fact.
- Question of whether to survey townhome owners will be discussed next month but some Board members felt the Bylaws guidance was definitive and it was not clear that majority of townhome owners even wanted such a policy that will require amendments to the Bylaws.

CLOSING

- Meeting adjourned at 9:08pm.

Votes

Motion	For	Against	Abstain
Approve Board July 29th Meeting Minutes	All (5)	None	None

AECC Approvals

1. 11429 Flints Grove Lane - Fence Replacement - Approved August 14, 2021
2. 14436 Pebble Hill Lane - Window Replacement - Approved August 14, 2021
3. 14609 DeHaven Court - Fence Replacement - Approved August 23, 2021