



# Board Meeting Minutes

SEPTEMBER 30, 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
<b>Homeowner Attendees:</b> Emily Funkhouser, Matthew Klein, Harry Perper			

## 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.
- Financial Account Balances:
  - Operating Account: \$23k
  - New Reserve: \$61k
  - Checking Account: \$5k
  - Reserve: \$222k
- **Homeowner Suggestion:** Matthew Klein attended the meeting to suggest trialling a Food Truck Social Event in the Flints Grove neighborhood. The Board thanked Matthew for this suggestion and reacted in a positive fashion towards scheduling the first event in the Fall period. Matthew to work with the Board to finesse the organizational aspects.

### PRIORITY BUSINESS

#### Spring Inspection Letters

- VM have completed another round of community inspections and are liaising with homeowners as required. VM reported that they were pleasantly surprised with the reaction of the community to these improvement notices.
- VM and CdP (on behalf of the AECC) both mentioned the need to review the report together. CdP stated that a homeowner had informed us that they had received multiple notices and this needs to be handled in a better way to ensure that this remains a positive process for all involved.
- For homes that have not complied, the AECC and VM will be considering violation notices.

#### Dehaven Runoff

- Quote received from Allentuck for this work. Second quote being sought by VM for comparison purposes.
- In addition, the trail between Pebble Hill Lane and Flints Grove Drive will also be quoted on, as the erosion and drop off at the top of the trail is hazardous.

#### MoCo Parks and Recreation Work at Pebble Hill Forest Entry

- VM and NS met with MoCo Parks & Recreation to discuss the work that will be undertaken to regrade the path from Pebble Hill Lane to the forest entry in order to meet ADA compliance, replace the current bridge and address the exposed WSSC drain and associated water management on their property.
- Permitting process is underway and work is estimated to begin in Fall 2022.

#### Dufief Mill Road Clean Up

- VM, NS and CdP met with the MD Forestry department to discuss the tree removals. MD Forestry is following up with the Tree company to discuss the need for permitting for this work. FGHOA provided MD Forestry with photos and videos of the brush that was present prior to the work being undertaken.

- MD Forestry team responded to VM to state that no further action is required by the FGHOA. They advised the HOA to contact the MC-DOT for right of way demarcation and MoCo Parks and Planning to discuss tree replacement opportunities.

#### **Bamboo Reemergence**

- VM and CdP are chasing Landscape & Drainage regarding the reemergence of bamboo, off the trail behind Antigone Dr.
- Landscape & Drainage have responded and have assured the Board that it is on their list but they are short-staffed. CdP professed unhappiness with this response.
- VM to follow-up.

#### **RV Parking Request**

- A homeowner reached out to the Board to inquire about purchasing an RV. The Board responded to inform the Homeowner that RVs are not allowed to be parked in the community. The Homeowner then referred the Board to an RV parked in the adjacent home. The Board followed up with the homeowner in question and after discussion allowed the temporary parking of the RV until after the Thanksgiving period.

#### **Trail Signs**

- Second quote was received in addition to the Signarama quote for the replacement of the signs in the Trail, along with the addition of a trail entry sign at the Flints Grove Lane entry.

#### **Welcome Area & Fence Policy**

- CdP to reach out to homeowner regarding right of way management on Dufief Mill Road to ensure a complete document is presented before the Board. Remaining edits to be completed and the Board to review for approval.

#### **Sheds Policy**

- CdP presented a Sheds Policy. Board members discussed the need for a Sheds Policy as our Governing Documents clearly stipulate that no Sheds are allowed in the community. The AECC is in a bind due to recent requests that challenge this stance due to the presence of Sheds in other homes in our community.
- Board discussion on the need for a specific policy on sheds, considering the governing documents are clear on this matter.
- Further discussion tabled due to time constraints.

#### **Townhome Assigned Parking**

- Tabled.

#### **Fences**

- Tabled.

**CLOSING**

- Meeting adjourned at 9:22pm.

**Votes**

Motion	For	Against	Abstain
Approve August 26th Meeting Minutes.	All (6)	None	None
Motion to approve moving forward with sign replacement with Signarama with remaining minor adjustments to sizing and verbiage, up to a ceiling cost of \$7,500.	All (7)	None	None
Motion to approve the White Developer Fences and Welcome Area Policy with agreed upon changes	All (6)	None	None

**AECC Approvals****Approved:**

1. 22 Rich Branch Court - Fence Installation - Sept. 4, 2021

**Approved after installation:**

1. 13 Flints Grove Drive - Garage Door Replacement

**Not Approved:**

1. 14432 Pebble Hill Lane - Wire Fence - Sept. 8, 2021
2. 14301 Rich Branch Drive - Dark Brown siding Stain - Sept. 14, 2021 (request removed by owner)