



# Board Meeting Minutes

OCTOBER 28, 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	MW	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
<b>Homeowner Attendees:</b> Emily Funkhouser, Jason Brodsky			

## 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.
- September minutes approved by a vote of 6-0.
- Open agenda items from community:
  - Homeowner request by Jason Brodsky to consider strategies to address and proactively prevent chronic and serious inspection violations
  - Vista: All methods of remediation must be exhausted before actions (e.g. formal complaint, hearing) can be pursued with the Montgomery County CCOC; housing code violations can be reported via MC311
- Financial Account Balances:
  - Operating Account: \$16.5k
  - New Reserve: \$62.3k
  - Checking Account: \$5.3k
  - Reserve: \$222k
- Food Truck Friday will be deferred until the Spring time due to the October Food Truck canceling.
- 2022 planning discussion - PW to present a draft budget in November for board review. VMC to contact Reserve Study firms to organize 2022 study for the community.

### PRIORITY BUSINESS

#### Home Improvement Letters

- VM are continuing to work on home improvement letters and follow up.

#### Trail Repairs/Dehaven & Pebble Hill Trail Water Management

- VM and Members of the Board met with Environmental Quality Resources for a second quote on both the Dehaven and Pebble Hill Trail water management.
- VM and NS met with Allentuck to receive a quote for the water management work that is needed on the trail between Pebble Hill Lane and Flints Grove Drive. VMC approved emergency work for Allentuck to address the most hazardous section of trail erosion and drop off situated at the top of the trail by the entrance from the middle section of Pebble Hill Lane.

#### Bamboo Reemergence

- VM and CdP continue to chase Landscape & Drainage regarding the reemergence of bamboo, off the trail behind Antigone Dr.
- Board discussion on whether we should escalate through legal channels. Consensus was to not pursue the legal route and instead pursue proposals for removal from another company.
- There is also an additional patch of bamboo that will require proposals to remove.

#### Dufief Mill Road Clean Up

- VM reported that no further action is required by the Board.
- Work will continue on getting the landscaping completed.

- The MoCo tree program has finished for the year so expense on tree purchase and planting will fall to the HOA.

#### **Vista Management Associate Update**

- Adam Ochner no longer works at Vista Management. Kevin Capp will be the new Assistant Manager to support Scott. Kevin will be unable to join the November and December meetings as he needs to rework his schedule with another client.

#### **2022 Planning**

- VM Contract has been received by SD. Contract will be shared with other Board members for review.
- Ron Bolt's position on there being no precedent on separate Townhome accounting needs to be drafted and registered with the CCOC. This will provide a lasting position on how the Reserve Funds and Townhome specific expenses should be conducted. Note, this position does not change anything in the way that these accounts and expenses have historically been handled by the HOA.
- Allentuck Landscaping renewal to include additional areas for maintenance.
- Homeowner survey will be refreshed and sent out towards the end of the year.

#### **Halloween Parade**

- Plans are proceeding well. MW raised the suggestion of holding a "Best Decorated House" contest during the evening.

#### **Trail Signs**

- Revised placement of vacant lot sign has been shared with the Board. Awaiting proposal update from Signarama based on minor tweaks to verbiage, supplementary aluminum signs and post size.

#### **Fence Policy**

- CdP to package up the proposal to the Board.

#### **Townhome Assigned Parking**

- Board discussion on the assigned spaces

#### **AECC Updates**

- Allentuck are replacing two Steeds Holly trees that have died, under warranty. These are not deer resistant.

#### **CLOSING**

- Meeting adjourned at 9:08pm.

## Votes

Motion	For	Against	Abstain
Approve September 26th Meeting Minutes.	All (6)	None	None