



Board Meeting Minutes

DECEMBER 2, 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	Absent
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
Homeowner Attendees: 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 7:05pm by Subhasis Datta, President.
- Motion to approve October Meeting minutes. Approved - see Votes section for details.
- Open agenda items from community:
 - Financial Account Balances:
 - Operating Account: \$9.3k
 - New Reserve: \$63.2k
 - Checking Account: \$5.3k
 - Reserve: \$222k

PRIORITY BUSINESS

1. Trail Signs

- a. Signs have been ordered and are expected to be delivered on December 16th. Installation to be arranged with Signarama closer to the time.

2. Home Improvement Letters - Action Taken

- a. Two Homeowner hearings were held by Vista Management Company and Board representatives.
- b. Hearings documented by Vista Management and placed on record.

3. Trail Repairs/Dehaven & Pebble Hill Trail Water Management

- a. Environmental Quality Resources declined to quote on the requested work. VM contacted Busy Service for a second quote on the work - awaiting receipt of the quote.
- b. Allentuck has addressed the emergency work at the top of the Pebble Hill Trail.

4. Community Tree Work

- a. VM and NA/CdP to meet with Davey Tree to obtain a more accurate quote for Pebble Hill tree work.

5. Dufief Mill Road Clean Up

- a. Homeowner inquiry received about the fences on Dufief Mill Road. VM to respond.

6. 2022 Budget

- a. PW, as Treasurer, presented a proposed 2022 budget to the Board.
- b. Motion to keep HOA dues the same for 2022 at \$300 for Single Family Homes and \$370 for Townhomes. Passed - See Votes section for further details.
- c. Motion to approve 2022 budget at \$58,860 operating budget - passed. See Votes section for details.

7. 2022 Planning

- a. VM need to order the coupons for dues in time for community mailout in the first week of January.
- b. Motion to approve Becht Engineering proposal to conduct the 2022 Reserve Study. Passed - see Votes section for details.
- c. Motion to award the 2022 Landscaping contract to Allentuck. Passed - see Votes section for details.
- d. Motion to approve 2022 Management Company contract for Vista Management Company. Passed - see Votes section for details.

CLOSING

- Meeting adjourned at 9:15pm.

Votes

Motion	For	Against	Abstain
Motion to approve October 28th Meeting Minutes.	All (7)	None	None
Motion to keep dues flat for 2022.	All (7)	None	None
Motion to approve 2022 budget at \$58,860 operating budget.	All (7)	None	None
Motion to approve Becht Engineering to conduct the 2022 Reserve Study.	All (7)	None	None
Motion to award 2022 landscaping contract to Allentuck.	All (7)	None	None
Motion to award Vista Management Company the contract for 2022.	All (7)	None	None

AECC Approvals

- 14512 Pebble Hill Lane - Tree Removal - Nov. 18, 2021
- 11413 Flints Grove Lane - Garage Door Replacement - Nov. 4, 2021
- 14305 Rich Branch Drive - Front Door Replacement and Paint Approval - Nov. 20, 2021
- 14512 Pebble Hill Lane - Egress Window Installation - Nov. 22, 2021