



Board Meeting Minutes

JANUARY 27, 2022 / 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
Kevin Kapp	Vista Management	KK	Present
Homeowner Attendees: Emily Funkhouser, Mayur Dewal, Betsy Taylor AECC Member: Bob Woods			

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.
- December Meeting minutes are not ready to be brought to motion. NS, CdP and SW to connect to further edit in preparation for a vote next month..
- Financial Account Balances:
 - Operating Account: \$4.6k
 - New Reserve: \$55.0k
 - Checking Account: \$5.3k
 - Reserve: \$222k

PRIORITY BUSINESS

1. Trail Signs

- a. The new signs are ready for installation. This will take place once the weather is more conducive to ground work.

2. Landscaping Watering Expenses

- a. Invoice for \$4,358 received.
- b. VM and AECC to discuss with Allentuck to negotiate better rates for this service.

3. White Developer Fence Policies

- a. Documents are being registered with the CCOC.

4. Other AECC Updates

- a. Townhome owner requested to perform an oil change in the HOA parking spaces. This request was declined and the owner was asked to perform this offsite.
- b. Townhome owner requested that the HOA consider funding a portion of the work for a retaining wall to be installed against his home. This request was declined while support for the work to take place was granted to the homeowner.
- c. 14314 Rich Branch Drive - Request to install an Electric Vehicle Charging station in a townhome parking space. The AECC will discuss further and return to the Board with a recommendation given that parking at the townhomes is not assigned to any particular homeowner. .
- d. 14322 Rich Branch Drive - Townhome owner requested installation of a protective fence in front of their home to assist with protecting plants and flowers. Board discussion on the ongoing nature of this enquiry. VM suggested that the AECC reconvene to determine the approach as this is within their remit.

5. Dufief Mill Road Clean Up

- a. Homeowner Mayur Dewal attended the Board Meeting to request an update on the Dufief Mill Road clean up.
- b. VM provided an update and will follow up with the homeowner as the Board looks towards the landscaping work that is required to finish this job.

6. Homeowner Inspections

- a. Nothing further to report from the outstanding Home Improvement letters.

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

- a. Quotes received from Busy Service Inc. VM and NS to review. Board members to reach out to NS if a site tour is required.

8. 2022 Reserve Study

- a. Conversations have started with Becht Engineering for the 2022 Reserve Study. Activities to continue.

9. 2021 Financial Review

- a. SD has reached out to Jim Layton to commence the financial review for 2021.
- b. Jim Layton will send a communication to VM to request the necessary information.

10. Community Tree Work

- a. No update on Davey Tree treework.

11. Comms Updates

- a. Emails are not forwarding to Vista from the management@flintsgrovehoa.org address. ET and SD to look into with Vista to optimize communications.
- b. New photos to be uploaded to the website. SD to share photos.

CLOSING

- Meeting adjourned at 8:54pm.

Votes

Motion	For	Against	Abstain
None			

AECC Approvals**Approved:**

1. 45 Flints Grove Lane - fence approval, December 22, 2021