



# Board Meeting Minutes

MARCH 24, 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	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
Kevin Kapp	Vista Management	KK	Present
<b>Homeowner Attendees:</b> Emily Funkhouser, Lee & Ken Bakalar			

## 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 7:03pm by Subhasis Datta, President.
- Financial Account Balances:
  - Operating Account: \$46.5k
  - New Reserve: \$55.0k
  - Checking Account: \$5.3k
  - Reserve: \$222k

## PRIORITY BUSINESS

### 1. Homeowner Dues

- a. A few homes are yet to pay dues. VM will provide the exact number to the Board.
- b. A second reminder letter will be sent to chase payments next week with a late fee assessed.

### 2. EV Charging Station

- a. Mr and Mrs Bakalar joined the meeting to discuss the recent denial of their request to install an EV charging station in a parking spot in the townhomes.
- b. VM and the Board explained the issue of the townhomes parking spots not being designated and thus the inability to grant any owner any entitlement to install anything on these lots.
- c. Homeowners will continue petitioning townhome owners and the Homeowner Survey will also be released to poll the sentiments of the Townhome community.
- d. An additional question will be added to the survey on this topic.

### 3. 2021 Financial Review

- a. Jim Layton is working on the financial review and preparation of federal and state tax returns on behalf of the HOA.

### 4. Homeowner Improvement Letters

- a. VM are setting up hearings with Homeowners who have yet to make the necessary improvements laid out in the Home Improvement Letters that were sent last year.
- b. CdP raised that now the White Developer Fence Policy document has been registered in the CCOC depository, VM will be inspecting these fences and reviewing any necessary improvements with the respective improvements. These will be conducted sometime in April.

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

- a. Deposit request for Allentuck is with PW.
- b. Countersigned contract to be added to the Board drive.

### 6. 2022 Reserve Study

- a. VM to share Board comments on the draft report with Becht Engineering.

**7. Trail Signs**

- a. Installation of the small trail signs have been completed.
- b. The larger trail welcome sign is still waiting for the correct size posts before being installed.

**8. Landscaping Watering Expenses**

- a. CdP has a new proposal with a reduced hourly rate from Allentuck.
- b. Monthly billing to be provided through this season.

**9. Annual Meeting**

- a. Board to send out a communication around the intent to hold an Annual Meeting this year. This will include a call for candidates and requests for volunteers for the Nominations Committee.

**10. Easter Egg Hunt**

- a. PW to organize on Easter weekend.

**CLOSING**

- Motion to approve these minutes as a true and accurate record of proceedings. Passed - see Votes section for details.
- Meeting adjourned at 8:44pm.

**Votes**

Motion	For	Against	Abstain
Motion to approve March 2022 Meeting Minutes	All (6)		

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

1. 14430 Pebble Hill Lane - Patio regrading, March 4, 2022