



# Board Meeting Minutes

APRIL 28, 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	Absent
Scott Wertlieb	Vista Management (VM)	SW	Present
Kevin Kapp	Vista Management	KK	Present
<b>Homeowner Attendees:</b> Emily Funkhouser, Mayur Dewal, Ken & Lee Bakalar, Ed Gursky			

## 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.
- Open Agenda Items from Community: Tree cutting down, EV Charging Station, HOA Survey
  - EV Charging Station
    - EV Survey implemented by the Bakalars: 20 Rich Branch townhomes visited, 13 signed petition indicating they were fine with designated parking and EV charging
    - Homeowner and board discussion of potential for designated parking and EV charging and review of HOA annual survey questions
    - Scott and Subhasis will meet the Bakalars separately, Mike will follow up on alternative
  - Duffief Mill Tree Cutting
    - Homeowner question: What will the HOA do to fix the tree cutting issue or compensate the homeowner?
    - Carmen reviewed status of discussions with Allentuck and Montgomery County for stump removal and tree planting
    - Discussion of status of homeowner inquiry, right to privacy, and HOA property actions
- Monthly FGHOA Financials reviews
  - Operating Account: \$15.1k
  - New Reserve: \$89.8k
  - Checking Account: \$5.3k
  - Reserve: \$222k

## PRIORITY BUSINESS

1. **Vista Management Company Updates**
  - a. Annual FGHOA Dues collections status
    - i. Seven homeowners yet to pay dues.
    - ii. Second reminder letter sent with a late fee assessed.
  - b. Homeowner hearings status reviewed, positive progress
  - c. Stump grinding
    - i. Vista and AECC will review County commitment to replant trees which impacts approval of stump removal
    - ii. Will be revisited after discussion with Montgomery County
2. **AECC/Maintenance Status Updates**
  - a. Developer White Fence Maintenance request
    - i. HOA prohibited on spending funds on homeowner property items
    - ii. Registered policy to be communicated to affected homeowners by Vista
  - b. Trail signage installation completed
  - c. Miscellaneous issues discussed, Statement of Community Expectations
3. **FGHOA survey status**
  - a. Survey was sent out via email newsletter on April 27.

#### 4. Annual Meeting Plan and Logistics

- a. Meeting will be scheduled for a date in June based on Dufief ES MP Room and Board availability
- b. Once the date has been determined, Board will send out a communication around the intent to hold an Annual Meeting. This will include a call for candidates and requests for volunteers for the Nominations Committee, Mike to solicit volunteers for nomination committee
- c. Nominations committee members still needed
- d. Subbasis to share Annual Meeting materials

#### CLOSING

- Minutes to be reviewed and approved at next monthly meeting
- Meeting adjourned at 9:19pm.

#### Votes

Motion	For	Against	Abstain
None			