



Board Meeting Minutes

JUNE 2, 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,			

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.
- Motion to approve the minutes from April 28. Passed - see Votes section for details.
- Monthly FGHOA Financials reviews
 - Operating Account: \$12.7k
 - New Reserve: \$87.0k
 - Checking Account: \$5.3k
 - Reserve: \$222k
- 2021 financial report was mailed out to the community.

PRIORITY BUSINESS

1. Vista Management Company Updates

- a. Three homeowners are left to pay their 2022 dues.
- b. Board discussion around Townhome parking spaces and EV charging.

2. AECC/Maintenance Status Updates

- a. Blades of Green organic bug treatment for common areas. Motion to approve 2022 season. Motion Passed - see votes section for details.
- b. Allentuck are working on replacing bushes that seem compromised at the Welcome area.
- c. Allentuck has also taken care of shrub/tree trimming at Pebble Hill per VM instruction.
- d. Home Improvement Letter follow-up meetings are progressing well with VM and homeowners.

3. DuFief Mill Road Stump Removal & Tree Planting

- a. MoCo have responded to VM regarding the planting of replacement trees on DuFief Mill Road.
- b. Stump grinding needs to take place prior to then assessing the trees that would be suitable to plant.
- c. Motion to approve Allentuck to remove the stumps in this area at \$2,100. Passed - see votes section for detail.

4. Montgomery County Parks & Recreation - Trail & Bridge Replacement Project

- a. Board sign-off is needed to allow Montgomery County Parks & Recreation to carry out work on HOA land as part of their trail, water drainage and bridge replacement. While most of this work occurs on County land, the trail commences at HOA property and there are sections that extend into HOA property.
- b. Access will be provided to MoCo at the trail entry by the Townhomes in Pebble Hill Lane. This work will require mailboxes to be temporarily moved and townhome parking spaces will be reduced due to this being a work staging area. More details from the County will be provided nearer the time.

- c. The two townhomes closest to the trail entry will also be required to sign-off on this work. VM has conversed with the tenants of these properties and will reach out to the homeowners once the Board approves the general Right of Entry to HOA common areas.
- d. Any trees removed to facilitate the work will be replaced by MoCo.
- e. Motion to approve Right of Entry for this work. Motion Passed - see votes section for details.
- f. SD to sign the Rights of Entry form and send to VM.

5. Dehaven Runoff Project

- a. Main areas of work have been completed.
- b. NS and VM to follow up on one item for Allentuck to address before releasing the remainder of the payment.

6. FGHOA survey status

- a. Survey has been extended to June 12th.

7. Annual Meeting Plan and Logistics

- a. Meeting notices to be sent out this week.
- b. DuFief Elementary School has been reserved for the evening of Wednesday June 29.

CLOSING

- Meeting adjourned at 9:09pm.

Votes

Motion	For	Against	Abstain	Absent
Motion to approve the April 28 meeting minutes	SD, NS, CdP, ET, DF, MW			PW
Motion to approve Blades of Green organic bug control treatment for 2022 season	SD, NS, CdP, ET, DF, MW			PW
Motion to approve Allentuck to remove stumps on DuFief Mill Road	SD, NS, CdP, ET, DF, MW			PW
Motion to allow Montgomery County Parks & Recreation the Right of Entry to conduct trail, water and Bridge replacement work	SD, NS, CdP, ET, DF, MW			PW

AECC Approvals

Approved:

1. 14413 Rich Branch Dr - Exterior painting.