

Board Meeting Minutes

AUGUST 25, 2022 / 7:00 PM / VIRTUAL MEETING

Attendees

Name	Role	Initials	Attendance
Neil Smith	President	SD	Present
Subhasis Datta	Vice President	SD	Absent
Paul Witting	Treasurer	PW	Absent
Mike Wolmetz	Secretary	MW	Present
Lee Bakalar	Board Member at Large	ET	Present
Scott Wertlieb	Vista Management (VM)	SW	Present
Kevin Kapp	Vista Management	KK	Present
Homeowner Attendees: Linda Davidson			

Annotated Agenda

OPENING

1. Meeting called to order at 7:02 by Neil Smith, President
2. Previous meeting minutes reviewed and approved
3. Motion to take action without a meeting approved
4. Open Agenda Items from Community
 - a. Feasibility of addition of pickleball to basketball court
5. Vista Management:
 - a. Finance
 - i. Board received July 2022 Financial report
 - ii. Outstanding Dues
 - iii. Preliminary 2023 Dues/Budget/Reserve discussion
 - b. Web hosting payment made
 - c. CCOC registration completed

PRIORITY BUSINESS

1. Maintenance
 - a. Fence repair
 - i. Split rail replacement on DeHaven, motion to approve estimate
 - b. Signage
 - i. Reviewed pebble Hill Trail Sign replacement estimate, motion to approve

- c. Road Clean-Up
 - i. Application for Dufief Mill tree clean up has been launched with the county, backlog could be 6-12 months, area to be seeded in the fall by Allentuck
 - d. Welcome areas
 - i. Bushes, Allentuck removed and will replace
 - ii. Proposal requested on power washing path steps to combat moss, etc.
 - e. Water Management
 - i. DeHaven Ct Trail
 - ii. Trail between PHL & FGD remains priority
 - f. Tree inspections
 - i. Quote in progress, work to be finalized in fall, done during the winter
- 2. Social**
- a. Ice Cream Social
 - i. To be held August 28 3-5pm at Flints Grove Green (common area across from trail entrance)
- 3. Other**
- a. Remaining Board Transition completed
 - b. MoCo Stream/Bridge Restoration (estimated June 2023 at earliest)
 - c. Survey Results
 - i. Shared with community, may influence prioritization of upcoming monthly agendas and board actions
 - d. Townhome EV Charging Workgroup
 - i. LB reported significant research progress, ongoing
 - ii. Attending [virtual CCOC EV Charging seminar](#) (09/06 6pm, 09/11 10am)
 - iii. Introduction of communal charging station option (\$20K-\$30K), not eligible for Pepco program

CLOSING

- Minutes to be reviewed and approved
- Meeting adjourned at 8:18

Votes

Motion	For	Against	Abstain
July Meeting Minutes Approval	3	0	0
Taking action without a meeting when needed	3	0	0
Approve \$1300 to replace split rail fence on DeHaven	3	0	0
Approve \$1070 for Pebble Hill trail sign replacement	3	0	0
August Meeting Minutes Approval	3	0	0

Action Items

Activity	Owner	Action
Coordinate with Paul on near-term items	NS	Neil to touch base with Paul on open items
Fence email response	NS	Respond to homeowner fence inquiry
Allentuck powerwash coordination	SW	Follow up with Allentuck on proposal for moss clean up, Rich Branch trail steps, Townhome mailboxes

Key Artifacts



Current Status of Active Items

#Area	Status	Activity	Owner
Maintenance ▾	Quotes ▾	Split Rail Fence Repairs: <ul style="list-style-type: none"> • Pebble Hill Lane @ Townhomes • Pebble Hill @ Trail Entry • DeHaven Steps • Rich Branch Drive Steps 	VM
Maintenance ▾	Quotes ▾	Pebble Hill Trail Sign	MW
Maintenance ▾	In Progress ▾	Dufief Mill Road Clean-Up	VM
Maintenance ▾	In Progress ▾	Welcome Area Bushes	VM
Maintenance ▾	Quotes ▾	Water Management - Trail between PHL & FGD	NS
Maintenance ▾	Quotes ▾	Fall Tree Inspections: <ul style="list-style-type: none"> • Review all common area trees with arborist 	VM
Other ▾	Completed ▾	Survey Results	MW
Other ▾	In Progress ▾	Townhome EV Charging Workgroup	LB
Social ▾	In Progress ▾	Ice Cream Social	NS

Completed Within The Month

Other ▾	Completed ▾	Remaining Board Transition	NS
Maintenance ▾	Completed ▾	Flints Grove Lane - Tree Removal <ul style="list-style-type: none"> • Follow up actions 	VM

Parking Lot

Other ▾	Blocked ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> • Awaiting permits - estimated June 2023 work start date 	VM
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