

# Board Meeting Minutes

SEPTEMBER 29, 2022 / 7:00 PM / VIRTUAL MEETING

## Attendees

| Name                      | Role                  | Initials | Attendance |
|---------------------------|-----------------------|----------|------------|
| Neil Smith                | President             | SD       | Present    |
| Subhasis Datta            | Vice President        | SD       | Present    |
| Paul Witting              | Treasurer             | PW       | Present    |
| Mike Wolmetz              | Secretary             | MW       | Present    |
| Lee Bakalar               | Board Member at Large | ET       | Absent     |
| Scott Wertlieb            | Vista Management (VM) | SW       | Present    |
| Kevin Kapp                | Vista Management      | KK       | Absent     |
| Homeowner Attendees: None |                       |          |            |

## Annotated Agenda

1. Meeting called to order at 7:09 by Neil Smith, President
2. Active item review and updates (below)

### ACTIVE ITEMS

| #Area         | Status        | Activity  | Owner |
|---------------|---------------|---|-------|
| Maintenance ▾ | Quotes ▾      | Fall Tree Inspections: <ul style="list-style-type: none"><li>• Review Proposal &gt; Motion</li></ul>  | VM    |
| Maintenance ▾ | In Progress ▾ | Split Rail Fence Repairs: <ul style="list-style-type: none"><li>• Pebble Hill Lane @ Townhomes - COMPLETE</li><li>• Pebble Hill @ Trail Entry - COMPLETE</li><li>• DeHaven Steps</li><li>• Rich Branch Drive Steps - COMPLETE</li></ul> | VM    |
| Maintenance ▾ | In Progress ▾ | Pebble Hill Trail Sign  | MW    |
| Maintenance ▾ | In Progress ▾ | Welcome Area Bushes   | VM    |
| Maintenance ▾ | Quotes ▾      | Water Management - Trail between PHL & FGD  | NS    |

|               |               |   |    |
|---------------|---------------|---|----|
|               |               | <ul style="list-style-type: none"> <li><a href="#">Review 10/21 Proposal</a> &gt; Motion</li> </ul> |    |
| Maintenance ▾ | Quotes ▾      | 2023 Allentuck Proposal: ~\$17K, minor increase from 2022   | VM |
| Maintenance ▾ | Quotes ▾      | Moss removal on trail   | VM |
| Maintenance ▾ | In Progress ▾ | Mailbox Cleaning  | VM |
| Maintenance ▾ | In Progress ▾ | Playground Slide Repair   | VM |
| Finance ▾     | In Progress ▾ | 2023 Budget <ul style="list-style-type: none"> <li>Review Draft</li> </ul>                          | PW |
| Other ▾       | In Progress ▾ | Townhome EV Charging Workgroup  | LB |
| Social ▾      | New ▾         | Halloween Social  | NS |

- Homeowner dues, one home outstanding
- Home inspections completed
- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting closeout at 8:55pm

## Votes

| Motion   | For | Against | Abstain |
|--|-----|---------|---------|
| Motion to approve Davey tree proposal for up to \$16,500 tree maintenance throughout the HOA | 4   | 0       | 0       |
| Motion to approve Allentuck 2023 landscaping proposal  | 4   | 0       | 0       |
| Approve September meeting minutes  | 4   | 0       | 0       |

## Action Items

| Activity                       | Owner | Action   |
|--------------------------------|-------|--|
| Townhome EV Charging Workgroup | LB    | EV charging working group to meet before next monthly meeting to triage county information and present several options for paths forward |
| Halloween social               | MW    | Draft message announcing decoration contest by October 14th  |

|             |    |   |
|-------------|----|---|
| 2023 budget | PW | Add 2022 expenditures into 2023 budget review sheet |
|-------------|----|---|

## Key Artifacts



## Status of Other Items

### Completed Within The Month

|          |             |                  |    |
|----------|-------------|------------------|----|
| Social ▾ | Completed ▾ | Ice Cream Social | NS |
|          |             |                  |    |
|          |             |                  |    |

### Parking Lot

|               |           |   |    |
|---------------|-----------|---|----|
| Other ▾       | Blocked ▾ | MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> <li>Awaiting permits - estimated June 2023 work start date</li> </ul> | VM |
| Maintenance ▾ | Blocked ▾ | Dufief Mill Road Clean-Up <ul style="list-style-type: none"> <li>Awaiting tree request outcome from MoCo</li> </ul>                     | VM |

### Backlog

|               |       |                              |  |
|---------------|-------|------------------------------|--|
| Maintenance ▾ | New ▾ | Tot-Lot: Replace/repair?     |  |
| Maintenance ▾ | New ▾ | Basketball Court: Repurpose? |  |