

# Board Meeting Minutes

OCTOBER 27, 2022 / 7:00 PM / VIRTUAL MEETING

## Attendees

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

## Annotated Agenda

1. Meeting called to order at 7:03 pm by Neil Smith, President
2. Vista Updates:
  - a. Tree
  - b. Allentuck meeting
    - i. Review of trail work
    - ii. Welcome area bushes
    - iii. Rich Branch steps review
  - c. One home yet to pay dues - Lien will be recorded on November 7 if payment is not received.
3. Active item review and updates (below)

### ACTIVE ITEMS

- Inflight List:

#Area	Status	Activity	Owner
Maintenance ▾	In Progress ▾	Fall Tree Inspections: <ul style="list-style-type: none"><li>• Awaiting scheduling in December</li></ul>	VM
Maintenance ▾	In Progress ▾	Pebble Hill Trail Sign <ul style="list-style-type: none"><li>• Signorama have yet to install - VM are in contact and this will be completed soon.</li></ul>	MW

Maintenance ▾	Quotes ▾	Water Management - Trail between PHL & FGD <ul style="list-style-type: none"> <li>Review <a href="#">10/21 Proposal</a></li> <li>Awaiting Allentuck Follow-up</li> </ul>	NS
Maintenance ▾	Quotes ▾	Moss removal on trail <ul style="list-style-type: none"> <li>Move to complete - monitor</li> </ul>	VM
Maintenance ▾	In Progress ▾	Mailbox Cleaning <ul style="list-style-type: none"> <li>Awaiting Allentuck scheduling based on VMC direction (after leaves, before the cold)</li> </ul>	VM
Finance ▾	In Progress ▾	2023 Budget <ul style="list-style-type: none"> <li>Budget discussion</li> </ul>	PW
Other ▾	In Progress ▾	Townhome EV Charging Workgroup <ul style="list-style-type: none"> <li>Report out on CCOC webinar from LB</li> </ul>	LB
Social ▾	In Progress ▾	Halloween Social	NS

4. Meeting closeout at 8:05pm

## Votes

Motion	For	Against	Abstain

## 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
2023 Budget	PW	Review updated 2023 Budget, send final version to Board to review prior to Motion to approve at Dec 1 meeting.

## Key Artifacts



## Status of Other Items

### Completed Within The Month

Maintenance ▾	Completed ▾	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 - COMPLETE</li> <li>Rich Branch Drive Steps - COMPLETE</li> </ul>	VM
Maintenance ▾	Completed ▾	Playground Slide Repair	VM
Maintenance ▾	Completed ▾	2023 Allentuck Proposal: ~\$17K, minor increase from 2022	VM
Maintenance ▾	Completed ▾	Welcome Area Bushes	VM

### 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?	