

Board Meeting Minutes

February 2, 2023 / 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

- **Intro:**
 - Open Agenda Items from Community
 - 2023 Kickoff
- **Vista Management Updates:**
 - Finance
 - Dues Update
 - 2022 Recap
 - 2023 Outlook
 - AECC
 - Home Improvements Update
 - AECC Leadership & Membership
 - Other
 - DPS 100yr Flood Plain Consent for MoCo Stream/Bridge/Trail Restoration
 - Correspondences
- **Close:**
 - Meeting adjourned at 8:34pm

- Inflight List:

#Area	Status	Activity	Owner
Other ▾	In Progress ▾	Townhome EV Charging Workgroup <ul style="list-style-type: none"> • Update & Discussion after Ron Bolt consultation 	LB

Completed Within The Month

Finance ▾	Completed ▾	2023 Budget <ul style="list-style-type: none"> • Budget approved and mailed to homeowners with 2023 Dues coupon and CCOC information 	PW
Maintenance ▾	Completed ▾	Water Management - Trail between PHL & FGD <ul style="list-style-type: none"> • Work completed over holiday period 	NS
Maintenance ▾	Completed ▾	Rich Branch Trail Entry Steps: <ul style="list-style-type: none"> • Work completed over holiday period 	VM
Maintenance ▾	Completed ▾	Fall Tree Inspections: <ul style="list-style-type: none"> • Work completed over holiday period 	VM
Maintenance ▾	Completed ▾	Mailbox Cleaning	VM

Parking Lot

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

Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout

Backlog

- Tot-Lot: Replace/repair?
- Basketball Court: Repurpose?

Votes

Motion	For	Against	Abstain
Engage Jim L to up to \$2500 for financial review (preparing federal, state and personal property tax returns)	5	0	0
Approve January (02/02) Minutes	5	0	0

Action Items

Activity	Owner	Action
HOA Dues	NS	SW to send outstanding homes to NS, NS to send targeted email reminder
AECC Membership	SD	SD to add LB to AECC WhatsApp group for situational awareness and ad help assistance
Governing document amendments	All	Draft candidate topics and language for governing document updates
EV Charging	LB	Follow up with CCOC on recommendations for implementing townhome EV charging
Tax returns	PW	Verify 2022 tax return submission with JL

Key Artifacts

Montgomery County Dams and Floodplains

