

# Board Meeting Minutes

March 30, 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	Absent
Scott Wertlieb	Vista Management (VM)	SW	Present
Kevin Kapp	Vista Management	KK	Present
Homeowner Attendees: Carmen de Perignat			

## Annotated Agenda

### Opening

- **Intro:**
  - Call to order at 7:10pm
  - Open Agenda Items from Community
    - None
- **Vista Management Updates:**
  - Finance
    - Dues
      - Eight remaining households to pay
    - Accounts & Expenditure
    - Financial Review Update
  - AECC
    - Home Improvement Letters
      - Violation inspection report review
      - Two hearings re:fences planned
  - Other
    - Correspondences
- **Inflight List:**

#Area	Status	Activity	Owner
Other ▾	In Progress ▾	Townhome EV Charging Workgroup <ul style="list-style-type: none"> <li>Governing Document amendment discussion</li> </ul>	LB
Other ▾	In Progress ▾	Annual Meeting 2023 <ul style="list-style-type: none"> <li>Dufief ES reserved for Thursday, May 25</li> </ul>	NS
Maintenance ▾	In Progress ▾	Rich Branch Trail Steps - Slip Strips	NS

### Completed Within The Month

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### 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

### Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting closeout at

### Backlog

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

## Votes

Motion	For	Against	Abstain
Approve \$1500 for Allentuck installation of metal safety treads on Rich Branch trail stairs (pending sample review)	4	0	0
Appoint SD as AECC chair	3	0	1
Appoint LB as AECC member	4	0	0
Approve March minutes	4	0	0

## Action Items

Activity	Owner	Action
Final dues notice before late fee	SW	Send 15 days notice (until April 15), after which late fees will be assessed
Governing document amendment summary	NS	Summarize amendment process of governing documents

## Key Artifacts

2022 FGHOA annual survey results re: Updating Governing Document (11/17).

3. Which areas of improvement in Flints Grove do you consider most important to attend to in the coming year?

Rank	Activity	Very important+
1	Common Area Use	41%
2	Crime & Safety	41%
3	Proactive Tree Management	38%
4	Homeowner Property Maintenance	36%
5	Homeowner Curb Appeal	36%
6	Neighborhood Landscaping	35%
7	Pet Nuisance	25%
8	Noise Nuisance	23%
9	Management Company	21%
10	Community Directory	19%
11	Updating Governing Docs	16%
12	Homeowner Architectural Change Oversight	16%
13	HOA Dues	15%
14	Family Social Activities	15%
15	Violation Notification	13%
16	Violation Enforcement	12%
17	Adult Social Activities	12%

This prioritization was very similar to last year, with the exception of the *proactive tree management*, which is a new addition to the survey that residents ranked as very important.