

Annual Meeting - Overview

May 25, 2023 / 7:00 PM / Dufief Elementary

Board 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

Annotated Agenda

- Call to Order, Introductions
 - Meeting called to order at 7:02pm
 - Board and Vista introductions
 - Review of agenda
- Community Updates
 - Completed trail erosion/water management phase 2 on trail between Flints Grove Drive and Pebble Hill Lane
 - Resurfaced Rich Branch Drive trail steps with flagstone
 - Proactive tree management work alongside trails/homes
 - Pruning of neighborhood trees
 - Split rail fence repairs in various locations
 - Playground repairs
 - Ice Cream Social
 - Halloween Social & 2nd Annual House Decorating Contest
- Financial Summary
 - Overview of 2022 full year finances
 - Account Balances
 - Financial review included in homeowner mailout
 - Assessments / Expenses Summary
 - 2023 budget/outlook
 - 2023 Spending
 - 2023 Budget

- Current Reserves
 - Projected Assessments
 - Dues are anticipated to increase for 2024
 - *Question about pace of increase, review of board ability to increase dues up to 10% and requirement for community vote for larger increase*
 - *Question about interest received on reserves, discussion of options for larger interest rates*
- Plans/Projects for 2023-24
 - Collaborate with Montgomery Parks on planned Fall/Winter 2023 Project to address:
 - Water Erosion
 - Trail path replacement from Pebble Hill for ADA Compliance
 - Bridge Replacement
 - Review Playground
 - Research Townhome Parking, EV Charging
 - Complete DuFief Mill Road clean up with tree planting (with MoCo)
 - MoCo Trail/Stream/Bridge Replacement
 - ADA compliant trail from Pebble Hill Townhomes down to trail entry
 - Bridge replacement (fiberglass)
 - Trail resurfacing
 - Culvert replacement under trail
 - Extensive stream restoration at forest entry and between berm and bridge
 - New culvert added underneath trail between berm and bridge
 - Estimated start: Fall 2023
 - Duration: 1 year
 - Plans available for viewing tonight
 - Townhome EV Charging
 - More than half of US car sales will be electric by 2030 and townhome owners cannot readily charge at home
 - Based on legal review of FGHOA bylaws, owners cannot install chargers in or near the parking lot
 - Updating bylaws to allow the board to assign parking spaces is likely the only viable path forward
 - Updating the bylaws is an involved process
 - If bylaws are updated and spaces assigned, AECC guidelines and a simple approval process will follow
 - *Question about whether more legal opinions are warranted, whether all aspects have been considered*
 - *Gary E. (57 Flints Grove Dr) volunteered to join the Townhome EV charging subcommittee*
 - Governing docs update process review
- Architectural and Environmental Control Committee (AECC) Update
 - Overview of role of AECC, approval process, and property review process
 - *Question about pond alterations, pond is managed by county*
- Approval of last year's minutes
- Confirmation of Quorum
 - Confirmed, well in excess of 25%
- Board Elections
 - Nominations
 - No nominations from the floor
 - 3 candidates for 3 open positions
 - Nominee introductions
 - Lee Bakalar

- Subhasis Datta
 - Paul Witting
- Nominations closed
- Ballot Counting
- Questions & Answers
 - Question
- Election Results
 - Lee Bakalar: 45 votes (3 year term)
 - Paul Witting: 42 votes (2 year term)
 - Subhassis Datta: 41 votes (1 year term)
- Meeting Closeout at 8:43pm

Votes

Motion	For	Against	Abstain
Approve last year's minutes	Majority		
Close nominations	Majority		