

Board Meeting Minutes

June 22, 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	Absent
Homeowner Attendees: Kathy P, George F, Gary E, Carmen dP			

Annotated Agenda

Opening

- **Intro:**
 - Meeting called to order 7:07
 - Open Agenda Items from Community
 - Homeowner Kathy P volunteered to help
 - George F attending to listen
 - Gary E joined to share county EV charging guidance, suggests confirming Townhome parking lots HOA property
- **Organizational Meeting**
 - Formalize roles for the new Board year
 - The following appointments were made:
 - President: Neil
 - Treasurer: Paul
 - Secretary: Mike
 - Vice President: Subhasis
 - At large: Lee
- **Vista Management Updates:**
 - Finance
 - Dues

- Accounts & Expenditure
- Insurance Renewal
- Savings Account Research
- AECC
 - Home Improvement Letters
 - Dufief Mill Rd fence repair still needs resolution (two homes)
 - Porta-potty follow-up
 - No updates
- Other
 - Correspondences
 - Tree Requests

● Inflight List:

#Area	Status	Activity	Owner
Other ▾	In Progress ▾	Townhome EV Charging Workgroup <ul style="list-style-type: none"> ● Workgroup updates <ul style="list-style-type: none"> ○ Volunteers ● Neighbor Community 	LB
Maintenance ▾	In Progress ▾	Dufief Mill Road Clean-Up <ul style="list-style-type: none"> ● Tree replacement 	VM

Completed Within The Month

Other ▾	Completed ▾	Annual Meeting 2023 Planning <ul style="list-style-type: none"> - Notification - Signs - Powerpoint - Refreshments - Logistics 	NS
Maintenance ▾	Completed ▾	Rich Branch Trail Steps - Slip Strips	NS
Maintenance ▾	Completed ▾	Split Rail Fence repair/refresh quote from Allentuck	VM

Parking Lot

Other ▾	Blocked ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> ● Awaiting permits - estimated June 2023 work start date 	VM
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Backlog

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

Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout at 8:30pm

Votes

Motion	For	Against	Abstain
Approve \$2518 for State Farm insurance	5	0	0
2023/24 can take action without a meeting in accordance with the governing documents (e.g. for time-sensitive needs)	5	0	0
Accept CPA financial review for communication (offline, WhatsApp)	5	0	0
Approve Minutes for the June 22nd meeting	5	0	0

Action Items

Activity	Owner	Action
Check county records	GE	Check county records on townhome parking lot property ownership
Savings account research	PW	Investigate the possibility of transferring funds to higher interest bearing account
Google drive account permissions	NS	Investigate and address PW access issue
EV working group meeting	LB	Schedule and execute EV WG meeting before next HOA monthly meeting

Key Artifacts

CNBC WATCH LIVE

PERSONAL FINANCE

Savings account interest rates just hit a 15-year high, but fewer Americans are benefitting

PUBLISHED THU, APR 20 2023-9:06 AM EDT UPDATED WED, MAY 24 2023-AT 3:16 EDT

Jessica Dickler
 @JDICKLER WATCH LIVE

KEY POINTS

- The returns savers can get on their money are the highest they've been in 15 years, yet most people don't have their cash in a high-yield savings account.
- Higher returns are "the only free lunch in finance," says Greg McBride, Bankrate's chief financial analyst.
- Amid stubborn inflation, fewer Americans are saving at all.