

Board Meeting Minutes

September 7, 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
Carmen de Perignat	AECC member	CdP	Present
Homeowner Attendees: Carlos Roo, George Fenster			

Annotated Agenda

Opening

- **Intro:**
 - Meeting called to order at 7:04pm
 - Open Agenda Items from Community
 - Statement from GF on HOA legal counsel
- **Vista Management Updates:**
 - Finance
 - Dues all paid, one homeowner legal fees outstanding
 - Accounts & Expenditure
 - Savings Account Research underway, no recommendations yet
 - AECC
 - Home Improvement Letters
 - White Fence on DMR
 - Porta-Potty
 - Front yard/porch packages and trash at Townhome
 - Erosion/retaining wall at PH townhome
 - Recent approvals
 - Roof replacement

- Garage door replacement
 - Retaining wall, fence repair
 - Deck replacement
 - Notifications (required as a courtesy to make neighbors aware of activit))
 - Solar panels
- Other
 - Correspondences
 - NP Security Corps
 - Chesapeake Bay Trust Funding Email
 - Entrance lights fixed

● Inflight List:

#Area	Status	Activity	Owner
Other ▾	In Progress ▾	Townhome EV Charging Workgroup <ul style="list-style-type: none"> ● Workgroup updates ● Insurance ● Communicate with representatives ● Cambridge, MA policy ● Requirement to approve or deny requests ● Parking spot ownership, how to resolve ● Potomac Farms 	LB
Maintenance ▾	In Progress ▾	Dufief Mill Road Clean-Up <ul style="list-style-type: none"> ● Tree replacement 	VM
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> ● Awaiting permits, signs posted at trail entry - estimated October 2023 work start date 	VM
Social ▾	New ▾	Neighboring HOA Partnerships <ul style="list-style-type: none"> ● Westleigh Community BBQ (09/30/23) ● Ice cream social 	NS

Completed Within The Month

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Parking Lot

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Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting closeout at 8:36pm

Backlog

- Tot-Lot: Replace/repair?

- Basketball Court: Repurpose?

Votes

Motion	For	Against	Abstain
Approve Minutes for the Sep 7th meeting	5	0	0

Action Items

Activity	Owner	Action
FAQ for neighbor approval on AECC request	NS	Look into FAQ for website
Westleigh Community BBQ	SD	Speak with Westleigh HOA rep
Ice Cream Social	NS	Look into ice cream truck for possible September event

Key Artifacts



City of Cambridge, MA seal. The City of Cambridge recently [announced a new Electric Vehicle Charging Pilot Program that will allow charging of electric vehicles \(“EV”\) across City sidewalks.](#)