

Board Meeting Minutes

September 28, 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: Kenny B			

Annotated Agenda

Opening

- **Intro:**
 - Meeting called to order at 7:07
 - Open Agenda Items from Community (none)
- **Vista Management Updates:**
 - Finance
 - Dues
 - Initial discussion of 5% increase in the context of tree maintenance
 - Discussion of alternatives planned for October meeting
 - Accounts & Expenditure
 - Status reviewed, no anomalies
 - Budget 2024 (& Vista Contract)
 - Savings Account Research
 - Currently 3.15% for savings account
 - Significantly lower yield for First Citizen Bank accounts
 - Community Inspections
 - Home Improvement Letters
 - Inspection report shared with AECC
 - Majority of historical violations addressed, some new violations noted

- Letters to go out shortly
 - Correspondences
 - Wildlife sighting
 - Tabled for now, no actions
 - Pond Algae
 - Not harmful, pond not managed by HOA
- Inflight List:

#Area	Status	Activity	Owner
Other ▾	New ▾	Homeowner request from last meeting regarding HOA Legal Counsel <ul style="list-style-type: none"> • Board discussion & Motion on any action/further research to be undertaken • No action required 	NS
Architectural ▾	New ▾	Request for HOA funds for retaining wall <ul style="list-style-type: none"> • Board discussion & Motion on any action/further research to be undertaken • AECC meeting with homeowner and contractor to be scheduled 	SD
Architectural ▾	New ▾	6 Rich Branch Ct - Upkeep complaint received	VM
Architectural ▾	New ▾	White Fence repairs on DMR <ul style="list-style-type: none"> • AECC are not satisfied with owner repairs 	SD
Architectural ▾	New ▾	Front Porch Clutter at Townhome	SD
Other ▾	In Progress ▾	Townhome EV Charging Workgroup <ul style="list-style-type: none"> • Parking: Governing Documents • Motion on additional legal interpretation 	LB
Maintenance ▾	In Progress ▾	Dufief Mill Road Clean-Up <ul style="list-style-type: none"> • Tree replacement 	VM
Maintenance ▾	In Progress ▾	Entrance Sign Repairs	VM
Maintenance ▾	In Progress ▾	Playground repairs	VM
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> • About to send project out for bids • Estimated to be in construction this winter • County will let us know when the pre-con is • Request fresh set of plans • Community Comms • Fallen tree - 311? 	VM
Social ▾	In Progress ▾	Ice Cream Social	NS

Completed Within The Month

Maintenance ▾	Completed ▾	Fallen trees removed by Allentuck from behind Pebble Hill	
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		Townhomes	
Social ▾	Completed ▾	Westleigh Community BBQ - Board declined the offer to participate in the Westleigh BBQ in favor of hosting our own Ice Cream Social event	
Architectural ▾	Completed ▾	Portapotty on FGL - homeowner has removed	

Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting closeout at 9:15

Backlog

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

Votes

Motion	For	Against	Abstain
\$1105 spent on repairing entrance signage	5	0	0
Engage Ron Bolt to add additional information to governing documents opinion in the form of a self-standing document	3	0	1
Approve Minutes for the Sep 28th meeting	4	0	0

Action Items

Activity	Owner	Action
Investigate account alternatives	SW	SW to schedule meeting for PW to discuss alternative savings strategies with Robert Dronge at First Citizens/CIT
Generate EV parking decision tree	NS	Work with MW to generate artifact illustrating paths to EV charging

Key Artifacts

