

# Board Meeting Minutes

October 26, 2023 / 7:00 PM / VIRTUAL MEETING

## Attendees

Name	Role	Initials	Attendance
Neil Smith	President	NS	Present
Subhasis Datta	Vice President	SD	Absent
Paul Witting	Treasurer	PW	Present (late)
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: Emily F, Valeria P			

## Annotated Agenda

### Opening

- **Intro:**
  - Meeting called to order at 7:04pm
  - Open Agenda Items from Community
    - Discussion of Townhome area trees, review, recommendations, and AECC approvals
- **Vista Management Updates:**
  - Finance
    - Dues
      - 100% compliant for 2023
    - Accounts & Expenditure
      - Funds reviewed
    - Budget 2024 (Vista Contract)
      - Discussion of 10% dues increase
    - Savings Account Research
      - Reviewed attractive terms of higher yield investment (Bank CD Ladder)
      - Bank consolidation
  - Community Inspections
    - Home Improvement Letters

- Went out on 10/10
- Follow up in November
- Correspondences

- Inflight List:

#Area	Status	Activity	Owner
Architectural ▾	In Progress ▾	Front Porch Clutter at Townhome	SD
Architectural ▾	In Progress ▾	White Fence repairs on DMR <ul style="list-style-type: none"> <li>• AECC are not satisfied with owner repairs</li> </ul>	SD
Other ▾	In Progress ▾	Townhome EV Charging Workgroup <ul style="list-style-type: none"> <li>• Ron Bolt update</li> <li>• State Delegate Meeting update</li> <li>• Next Steps</li> </ul>	LB
Maintenance ▾	New ▾	Winter Proactive Tree Management <ul style="list-style-type: none"> <li>• Inspection Update</li> <li>• Proposal for \$7K+ for maintenance and risk mitigation activities, to be reviewed next month</li> </ul>	VM
Maintenance ▾	New ▾	Allentuck Landscaping - 2024 Proposal <ul style="list-style-type: none"> <li>• Suggested 10% increase mostly driven by increased mowing estimate; Vista to respond with counter offer</li> </ul>	VM
Maintenance ▾	Blocked ▾	Dufief Mill Road Clean-Up <ul style="list-style-type: none"> <li>• Tree replacement</li> </ul>	VM
Maintenance ▾	In Progress ▾	Playground repairs <ul style="list-style-type: none"> <li>• Motion to engage Allentuck to purchase and install new Whale spring rider</li> </ul>	VM
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> <li>• About to send project out for bids</li> <li>• Estimated to be in construction this winter</li> <li>• County will let us know when the pre-con is</li> <li>• Request fresh set of plans</li> <li>• Community Comms</li> </ul>	VM
Social ▾	New ▾	Halloween	

### Completed Within The Month

Other ▾	Completed ▾	Homeowner request from last meeting regarding HOA Legal Counsel <ul style="list-style-type: none"> <li>• Board aligned on no further action to be taken</li> </ul>	NS
Architectural ▾	Completed ▾	Request for HOA funds for retaining wall <ul style="list-style-type: none"> <li>• AECC responded declining both homeowner request for HOA funds and proposed works that entered HOA land</li> </ul>	SD

Architectural ▾	Completed ▾	6 Rich Branch Ct - Upkeep complaint received <ul style="list-style-type: none"> <li>Being handled as part of home improvement notice process</li> </ul>	VM
Maintenance ▾	Completed ▾	Entrance Sign Repairs <ul style="list-style-type: none"> <li>Lights repaired; baffles installed</li> </ul>	VM
Social ▾	Completed ▾	Ice Cream Social <ul style="list-style-type: none"> <li>&gt;100 ice creams served</li> </ul>	NS

### Parking Lot

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### Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout at 9:11PM

### Backlog

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

## Votes

Motion	For	Against	Abstain
Engage Allentuck for to \$2200 for Whale Spring Ride (no second, motion failed)			
Consolidate HOA accounts to First Citizens Bank - invest \$200K HOA reserve funds FCB CD ladder at 4.75% & \$30k in Intrafi CD to remain within FDIC limits	4	0	0
Accept the 2024 budget with a 10% dues increase for all homeowners	4	0	0
Approve the meeting minutes	4	0	0

## Action Items

Activity	Owner	Action
Allentuck counteroffer	SW	Counteroffer 3% (from 10%) increase for mowing

## Key Artifacts



Sad Whale Spring Rider