

Board Meeting Minutes

November 30, 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	Absent
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: None			

Annotated Agenda

Opening

- **Intro:**
 - Open Agenda Items from Community
- **Vista Management Updates:**
 - Finance
 - Dues
 - Accounts & Expenditure
 - Account Consolidation: CDs
 - Account consolidation completed, funds transferred
- **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">● AECC are not satisfied with owner repairs	SD

Other ▾	In Progress ▾	Townhome EV Charging Workgroup <ul style="list-style-type: none"> Ron Bolt update: ask County to comment on easement State Delegate Meeting update Next Steps 	LB
Maintenance ▾	In Progress ▾	Winter Proactive Tree Management	VM
Maintenance ▾	In Progress ▾	Allentuck Landscaping - 2024 Proposal <ul style="list-style-type: none"> \$18,624/year reduced to \$17,436/year, 30 day cancellation 	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 next spring County will let us know when the pre-con is Fresh plans received Community Comms 	VM
Other ▾	New ▾	MoCo Trees Meeting	VM

Completed Within The Month

Maintenance ▾	Completed ▾	Playground repairs: <ul style="list-style-type: none"> Motion to engage Allentuck to purchase and install new Whale spring rider did not pass - no replacement to be made at this stage 	VM
Social ▾	Completed ▾	Halloween <ul style="list-style-type: none"> Ensure appropriate levels of hot cocoa and cider next year Prize pies delivered by MW to 3 homes 	PW

Parking Lot

Maintenance ▾	Blocked ▾	Dufief Mill Road Clean-Up <ul style="list-style-type: none"> Tree replacement 	VM
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Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout at 8:41PM

Backlog

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

Votes

Motion	For	Against	Abstain
Approve up to \$8K for Davey Tree for tree pruning and removal on HOA property	4	0	0
Execute AllenTuck landscaping contract for 3%	4	0	0

increase (\$17,436.24 this year). Contract stipulates 3% increase/year for the next 3 years with a 30 day out clause.			
Motion to extend Vista contract for 2024 at current rate	4	0	0
Motion to approve minutes	4	0	0

Action Items

Activity	Owner	Action
Annual survey	MW	HOA review annual survey and provide feedback by 12/4, MW update and release

Key Artifacts

