

Board Meeting Minutes

January 25, 2024 / 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	Late
Mike Wolmetz	Secretary	MW	Present
Lee Bakalar	Board Member at Large	LB	Absent
Scott Wertlieb	Vista Management (VM)	SW	Present
Kevin Kapp	Vista Management	KK	Present
Carmen de Perignat	AECC member	CdP	Present
Homeowner Attendees: None			

Opening

- **Intro:**
 - Called to order at 7:02pm
 - Open Agenda Items from Community
- **Vista Management Updates:**
 - Finance
 - Dues
 - 65 homes still outstanding, deadline has not passed
 - Accounts & Expenditure
 - Year End: Financial Review
 - Community Inspections
 - Home Improvement Letters
 - Correspondences
 - Dog Waste Bins
 - Sewer Access Request
- **Inflight List:**

#Area	Status	Activity	Owner
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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"> • House Bill • Report out on County Planning • Next Steps 	LB
Maintenance ▾	In Progress ▾	Winter Proactive Tree Management <ul style="list-style-type: none"> • Additional storm damage 	VM
Maintenance ▾	New ▾	Tree Maintenance request 29 Flints Grove Dr	VM
Maintenance ▾	New ▾	Tree notification 48 Flints Grove Dr	VM
Maintenance ▾	New ▾	Moco Tree - follow-up for review of areas behind Rich Branch and between berm and bridge	VM
Maintenance ▾	New ▾	Blades of Green - Mosquito Treatment proposal	VM
Finance ▾	New ▾	2023 Year End Financials <ul style="list-style-type: none"> • Jim Layton proposal 	VM
Other ▾	New ▾	2024 Homeowner Survey <ul style="list-style-type: none"> • 32 responses to date 	MW
Other ▾	New ▾	Playground Repairs - damaged Frog Spring Rider	VM
Maintenance ▾	New ▾	Allentuck - review culvert at Tot Lot	VM

Completed Within The Month

Maintenance ▾	Completed ▾	MoCo Trees Meeting - County have conducted tree maintenance work at the back of homes on Pebble Hill Lane.	VM
Maintenance ▾	Completed ▾	Allentuck Landscaping - 2024 Proposal has been executed.	VM

Parking Lot

Maintenance ▾	Blocked ▾	Dufief Mill Road Clean-Up <ul style="list-style-type: none"> • Tree replacement 	VM
Other ▾	Blocked ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> • Awaiting update from Parks & Recreation 	VM

Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout at 8:45pm

Backlog

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

Votes

Motion	For	Against	Abstain
Retain Blades of Green for \$1837.50 2024 mosquito treatment	4	0	0
Retain Jim Layton at \$2000 for financial review and tax preparation	4	0	0
Approve meeting minutes	4	0	0

Action Items

Activity	Owner	Action
Annual survey	MW	Summarize survey results

Key Artifacts

