

Board Meeting Minutes

March 7, 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	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: None			

Annotated Agenda

Opening

- **Intro:**
 - Meeting called to order 7:06pm
 - Open Agenda Items from Community
 - None
- **Vista Management Updates:**
 - Finance
 - Dues
 - Down to 20+ outstanding
 - Accounts & Expenditure
 - Community Inspections
 - Home Improvement Letters
 - Violation hearings to be scheduled within a month
 - Correspondences
 - County tree work behind Pebble Hill townhomes/SFH
- **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"> • Updates <ul style="list-style-type: none"> ◦ https://ddot.dc.gov/sites/default/files/dc/sites/ddot/Admin%20Issuance%20EV%20Charging%20Guidance.pdf • Next Steps <ul style="list-style-type: none"> ◦ EV Charging Committee meeting prior to Mar 28 Board Meeting 	LB/MW
Maintenance ▾	In Progress ▾	Winter Proactive Tree Management <ul style="list-style-type: none"> • Remaining tree being felled Mar 15 	VM
Maintenance ▾	In Progress ▾	Moco Tree - follow-up for review of areas behind Rich Branch and between berm and bridge	VM
Finance ▾	In Progress ▾	2023 Year End Financials <ul style="list-style-type: none"> • Jim Layton financial review • Targeting end of month 	VM
Other ▾	In Progress ▾	2024 Homeowner Survey recap	MW
Maintenance ▾	Quotes ▾	Sidewalk drainage and repair on Pebble Hill Lane <ul style="list-style-type: none"> • Quote reviewed, will monitor and discuss next month 	VM
Maintenance ▾	Quotes ▾	Allentuck - review culvert at Dehaven to Tot Lot <ul style="list-style-type: none"> • Will review proposal and area, and determine whether to move forward next month 	VM
Maintenance ▾	Quotes ▾	Playground mulching <ul style="list-style-type: none"> • Will review proposal and area, and determine whether to move forward next month 	VM
Maintenance ▾	Quotes ▾	Playground Repairs - damaged Frog Spring Rider <ul style="list-style-type: none"> • Will discuss playground usage with families and discuss longer term playground strategy to guide investment decisions 	VM
Comms ▾	New ▾	Website Issues/Updates <ul style="list-style-type: none"> • Theme EOL - needs updating • Username/Password addition 	NS
Other ▾	New ▾	Annual Meeting Planning <ul style="list-style-type: none"> • Incorporate information/education session 	NS

Completed Within The Month

Maintenance ▾	Completed ▾	Blades of Green - Mosquito Treatment proposal	VM
Maintenance ▾	Completed ▾	Tree Maintenance request 29 Flints Grove Dr	VM
Maintenance ▾	Completed ▾	Tree notification 48 Flints Grove Dr	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 9:02pm

Votes

Motion	For	Against	Abstain
Approve meeting minutes	5	0	0

Key Artifacts



Motivation for DC cord cover guidance (at left). Rockshire Townhome EV charging in assigned parking spaces (at right).