

Board Meeting Minutes

April 4, 2024 / 8:00 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	Absent
Carmen de Perignat	AECC member	CdP	Present
Homeowner Attendees: None			

Annotated Agenda

Opening

- **Intro:**
 - Meeting called to order 8:06pm
 - Open Agenda Items from Community (None)
- **Vista Management Updates:**
 - Finance
 - Dues
 - Accounts & Expenditure
 - Community Inspections/AECC
 - Home Improvement Letters
 - Discussion of Townhome owner retaining wall installation on HOA property
 - Correspondences
 - None

- 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"> • EV Charging Committee Recommendations to the Board • Next Steps • Discussion cut short due to time, will continue 	LB/ MW
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 Financial Review <ul style="list-style-type: none"> • Jim Layton delays - revised ETA? • Extension filed, JL not responsive 	VM
Other ▾	In Progress ▾	2024 Homeowner Survey recap <ul style="list-style-type: none"> • To be shared at annual meeting 	MW
Maintenance ▾	Quotes ▾	Sidewalk drainage and repair on Pebble Hill Lane <ul style="list-style-type: none"> • Board will continue to monitor 	VM
Maintenance ▾	Quotes ▾	Allentuck - review culvert at Dehaven to Tot Lot - Motion passed	VM
Maintenance ▾	Quotes ▾	Playground mulching - Motion Passed	VM
Maintenance ▾	Quotes ▾	Playground Repairs - damaged Frog Spring Rider - Motion passed	VM
Comms ▾	In Progress ▾	Website Update <ul style="list-style-type: none"> • New theme & edits • Suggestion of adding question about website usage on annual survey 	NS
Other ▾	New ▾	Annual Meeting Planning <ul style="list-style-type: none"> • Incorporate information/education session • Discussion of potential dates in late May 	NS

Completed Within The Month

Maintenance ▾	Completed ▾	Winter Proactive Tree Management <ul style="list-style-type: none"> • Remaining tree being felled Mar 15 	VM
Maintenance ▾	Completed ▾	Dufief Mill Road Clean-Up <ul style="list-style-type: none"> • Tree replacement 	VM

Parking Lot

Other ▾	Blocked ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> Awaiting update from Parks & Recreation 	VM
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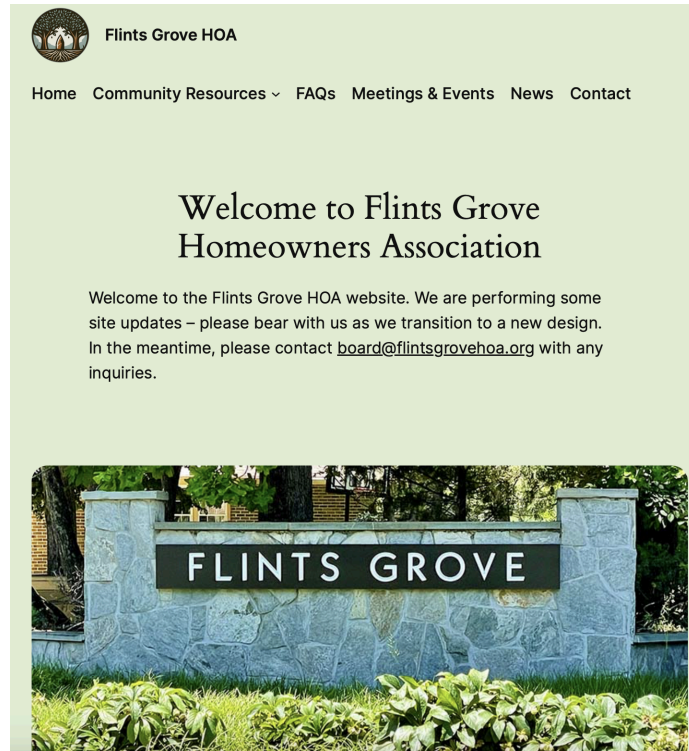
Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout at 9:46pm

Votes

Motion	For	Against	Abstain
Approve Allentuck for \$6700 for water management work between DeHaven and the tot lot	3	0	1
Approve Allentuck for \$3800 for tot lot mulch and frog replacement	4	0	0
Approve meeting minutes	4	0	0

Key Artifacts



Updated HOA website (h/t Neil).