

Board Meeting Minutes

April 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	Present
Scott Wertlieb	Vista Management (VM)	SW	Absent
Kevin Kapp	Vista Management	KK	Absent
Carmen de Perignat	AECC member	CdP	Absent
Homeowner Attendees: Kathleen P, Gary E (EV Charging Committee members)			

Annotated Agenda

Opening

- **Intro:**
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 - Meeting called to order at 7:05pm
 - Open Agenda Items from Community (None)
- **Vista Management Updates:**
 - Finance
 - Dues
 - Accounts & Expenditure (Not reviewed, Vista not in attendance)
 - Community Inspections
 - Home Improvement Letters (Not reviewed, Vista not in attendance)
 - Correspondences
 - No report this month
- **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"> EV Charging Committee Recommendations to the Board Next Steps: <i>iterate on language in AECC EV Charging Agreement</i> 	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? <i>"Next week."</i> 	VM
Maintenance ▾	Quotes ▾	Sidewalk drainage and repair on Pebble Hill Lane	VM
Maintenance ▾	In Progress ▾	Allentuck - review culvert at Dehaven to Tot Lot	VM
Maintenance ▾	In Progress ▾	Playground mulching: <i>to be scheduled in May</i>	VM
Maintenance ▾	In Progress ▾	Playground Repairs - damaged Frog Spring Rider: <i>to be repaired in May</i>	VM
Other ▾	In Progress ▾	Annual Meeting Planning <ul style="list-style-type: none"> Incorporate information/education session: <i>will target first two weeks (M-Th) of June (pending Vista schedule)</i> 	NS

Completed Within The Month

Other ▾	Completed ▾	<ul style="list-style-type: none"> 2024 Homeowner Survey recap 	MW
Comms ▾	Completed ▾	Website Update <ul style="list-style-type: none"> New theme & edits 	NS

Parking Lot

Other ▾	Blocked ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> Out for bid 	VM
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Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout at 9:02

Votes

Motion	For	Against	Abstain
Approve meeting minutes	5	0	0

Key Artifacts



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