

# Board Meeting Minutes

July 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	Present
Mike Wolmetz	Board Member at Large	MW	Present
Lee Bakalar	Secretary	LB	Present
Scott Wertlieb	Vista Management (VM)	SW	Present
Kevin Kapp	Vista Management	KK	Present
Carmen de Perignat	AECC member	CdP	Present
<b>Homeowner Attendees:</b> Krishnan Allampallam			

## Annotated Agenda

### Opening

- **Intro:**
  - Meeting called to order 7:10 pm
  - Open Agenda Items from Community: none
- **Vista Management Updates:**
  - Finance
    - Dues: Paid in full
    - Accounts & Expenditure
  - Community Inspections
    - Home Improvement Letters
  - Correspondences
    - No report this month
- **Inflight List:**

#Area	Status	Activity	Owner
-------	--------	----------	-------

Finance ▾	In Progress ▾	2023 Year End Financial Review is in Next steps - homeowner mailout <ul style="list-style-type: none"> <li>Board members will review by July 28</li> </ul>	VM
Other ▾	New ▾	Annual Meeting recap - Materials from meeting will be made available on request Topics of discussion: traffic, pet nuisance	NS
Other ▾	In Progress ▾	AECC EV Charging <ul style="list-style-type: none"> <li>EV Charging Committee Updates</li> <li>Register document at county courthouse</li> <li>Board vote to adopt policy - see Votes section below</li> </ul>	LB/ MW
Other ▾	In Progress ▾	County DEP contacted the Board to introduce the new lead of their department and to inform the Board that they will be reviewing the stream restoration area and removing any plant protection .	VM
Architectural ▾	New ▾	AECC Committee discussion	SD
Architectural ▾	New ▾	Homeowner request to the Board regarding proposed retaining wall: Homeowner has agreed to send a request for construction within the parameters of his property.  Second fence under consideration.  New request by homeowner for new windows and roof.	SD
Architectural ▾	In Progress ▾	White Fence repairs on DMR <ul style="list-style-type: none"> <li>AECC are not satisfied with owner repairs</li> </ul>	SD
Architectural ▾	In Progress ▾	Front Porch Clutter at Townhome	SD
Maintenance ▾	In Progress ▾	Moco Tree - follow-up for review of areas behind Rich Branch and between berm and bridge	VM
Maintenance ▾	Quotes ▾	Sidewalk drainage and repair on Pebble Hill Lane <ul style="list-style-type: none"> <li>Review bid with Allentuck</li> </ul>	VM

### Completed Within The Month

Maintenance ▾	Completed ▾	Playground Repairs Ken Bakalar will attempt to repair frog	VM
Other ▾	Completed ▾	Annual Meeting Planning <ul style="list-style-type: none"> <li>Incorporate information/education session</li> </ul>	NS

### Parking Lot

Other ▾	Blocked ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> <li>• Latest update: bids received came in higher than County anticipated.</li> </ul>	VM
---------	-----------	---	----

**Closing**

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout

**Votes**

Motion	For	Against	Abstain
Approve the motion to adopt the EV policy document associated with townhome community owners	4	0	1
Approve meeting minutes	5	0	0
Approve June 6 meeting minutes	4	0	1