Board Meeting Minutes

September 26, 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	Absent
Mike Wolmetz	Board Member at Large	MW	Absent
Lee Bakalar	Secretary	LB	Present
Scott Wertlieb	Vista Management (VM)	SW	Present
Kevin Kapp	Vista Management	KK	Absent
Carmen de Perignat	AECC member	CdP	Present
Homeowner Attendees:			

Opening

- **Intro:**
    - Meeting called to order 7:08 pm
    - Open Agenda Items from Community: none

- **Vista Management Updates:**
    - Finance
        - Jim Layton report will be moved to Accounting line in finances
        - Financial review sent to homeowners
        - Playground repairs done
    - Community Inspections
        - Inspections completed . Vista will provide report to AECC for review and approval to mail notices
    - Correspondences
        - No report this month

Inflight List

#Area	Status	Activity	Owner
Finance ▾	New ▾	Community Insurance - renewed	VM
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.	SD
Architectural ▾	In Progress ▾	White Fence repairs on DMR • AECC are not satisfied with owner repairs and will take further action	SD
Architectural ▾	In Progress ▾	Front Porch Clutter at Townhome being addressed	SD
Social ▾	New ▾	Halloween planning	NS
Social ▾	New ▾	Neighborhood junk removal opportunity discussed by Board. Not pursuing.	NS
Maintenance ▾	New ▾	Tree inspection requests - added to list for fall inspection with Davey Tree	VM/NS

Completed Within The Month

Maintenance ▾	Completed ▾	Playground Repairs	VM
Finance ▾	Completed ▾	2023 Year End Financial Review	VM

Parking Lot

Other ▾	Blocked ▾	MoCo Stream/Bridge Restoration • No further updates at this time	VM

Closing

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

Votes

Motion	For	Against	Abstain
Approve meeting minutes	3	0	0