



## Monthly Board Meeting

October 24, 2024: 7pm

Google Meet: [meet.google.com/kzz-crbo-ccr](https://meet.google.com/kzz-crbo-ccr)

Join by Phone: 724-634-8058 PIN: 535 790 597#

Name	Role	Initials	Attendance
Neil Smith	President	NS	Present
Subhasis Datta	Vice President	SD	Absent
Paul Witting	Treasurer	PW	Absent
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
Homeowner Attendees: Zhihong Song			

### Opening

#### Intro:

**Meeting called to order 7:10**

- Open Agenda Items from Community:

#### Vista Management Updates:

- Finance
  - Dues
  - Accounts & Expenditure

Montgomery Co tax bills paid in September  
 Quarterly reserve contribution made  
 Allentuck contract secure through 2026

- AECC
  - Home Improvement Letters sent
  - Good responses

- White Fence on DMR - Allentuck quoting on fence repairs
  - Allentuck will provide options, additional quotes may be solicited
  - Board may authorize work if homeowner is unresponsive
  - Attorney will be consulted
- Correspondences
  - 6 Rich Branch Ct
    - MC311 complaint filed by Board and by neighbors
    - Trash still piled up
  - Contractor Leaves
    - Board has no position on leaf dumping
    - Homeowner asked to inform Board if more substantial materials are discarded
  - Marijuana Guidelines
    - Board has no position or authority on marijuana
    - Neil will respond to homeowner

**In Flight List**

#Area	Status	Activity	Owner
Finance ▾	New ▾	2025 Budget	PW
Other ▾	New ▾	2025 Vista Management Company extension	NS
Social ▾	In Progress ▾	Finalize Oct 31 Plans Set-up at 4:45	NS
Maintenance ▾	New ▾	Winter Proactive Tree Management - community walkthrough scheduled	VM
Maintenance ▾	New ▾	Allentuck - Community walkthrough November 13, 8:30 am -motion for maintenance for fence repairs and other items Fence replacement parts Pebble Hill, Dehaven under \$2500 Proposal to clean moss off	NS
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> <li>● Contractor selected by County</li> <li>● Pre-con meeting in next few weeks</li> </ul>	VM

**Completed Within The Month**

Finance ▾	Completed ▾	Community Insurance - renewed	VM
Social ▾	Completed ▾	Neighborhood junk removal opportunity discussed by Board. Not pursuing.	NS

**Parking Lot**

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- Motion to budget & \$2500 for fence repair approved with 3 yeases, 0 nos and 0 abstentions
- Motion to spend \$2000 clean moss off trail and pressure wash Townhouse mailboxes approved with 3 yeases, 0 nos and 0 abstentions
- Motion to approve minutes approved with 3 yeases, 0 nos and 0 abstentions

#### Closing

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout at 8:26