



Monthly Board Meeting

November 21, 2024: 7pm

Google Meet: 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	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	Present
Carmen de Perignat	AECC member	CdP	Present
Homeowner Attendees:			

Opening:

- Open items from homeowners

Vista Management Updates:

- Finance
 - Dues
 - Accounts & Expenditure
- AECC
 - Home Improvement Letters
 - White Fence on DMR - Allentuck quoting on fence repairs
- Correspondences
 - 57 Flints Grove Drive overhanging tree guidance

In Flight List

#Area	Status	Activity	Owner
Finance ▾	In Progress ▾	2025 Budget	PW
Other ▾	In Progress ▾	2025 Vista Management Company extension	NS
Maintenance ▾	In Progress ▾	<p>Winter Proactive Tree Management - community walkthrough scheduled</p> <ul style="list-style-type: none"> • 14447 Pebble Hill Lane - 1 small dead tree being removed, Pine Tree is still healthy • 14400 Pebble Hill Lane - small overhanging branch to be removed • Tree between 5 and 1 Flints Grove Drive - no action to be taken by Board, but homeowners may remove tree at their expense • Trees behind 14617 Pebble Hill Lane - no action to be taken • Other action as per Davey Tree proposal: approximately \$4000 	VM
Maintenance ▾	In Progress ▾	<p>Allentuck - Community walkthrough</p> <ul style="list-style-type: none"> • Mailbox cleaning: \$769-Tabled until spring • Homeowner Fence on Dufief Mill Road: Homeowner will be presented with 3 options in the spring • Moss Removal Test on RB Trail: \$573 • Pebble Hill Tree Bed: Work will start next month • Split rail fence will be repaired next month 	NS
Other ▾	In Progress ▾	<p>MoCo Stream/Bridge Restoration</p> <ul style="list-style-type: none"> • Pre-con meeting held today • Commencing work week after Thanksgiving • Homeowner Communication to be sent this weekend 	VM
Maintenance ▾	New ▾	<p>Pond Duckweed</p> <ul style="list-style-type: none"> • Homeowner forwarded a response from the County that suggested the HOA was responsible for water treatments • Board reached out to County for further guidance (as well as a request for plant protectors to be removed) • County inspection took place on Tues Nov 19 and will send a report 	LB
Maintenance ▾	New ▾	Blades of Green 2025 Proposal:\$184 per application for mosquito treatment, 10 applications	VM

Completed Within The Month

Social ▾	Completed ▾	Finalize Oct 31 Plans	N
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Closing

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

Votes

Motion	For	Against	Abstain
Approve \$573 to Allentuck to clean moss from path	3	0	0
Approve continuation of Blades of Green for \$184 per mosquito treatment	3	0	0
To approve \$4000 for Davy Tree to do needed tree work	3	0	0
To continue Vista management services at no additional fee	3	0	0
Approve no increase in dues for 2025	3	0	0
Approve the minutes	3	0	0