



Monthly Board Meeting

January 30, 2025: 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	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	Absent
Carmen de Perignat	AECC member	CdP	Present
Homeowner Attendees:			

Agenda:

- Opening
 - Call to Order 7:07
 - Homeowner Input
- Finance Update
- Vista Management Company Update
 - AECC Update
- Current Business
- New Business
- Vote to Approve Minutes
- Closing

Opening:

- No homeowners present

Finance Update:

- Dues 40 homeowners unpaid.
- Neil will send notices to homeowners.
- Reserve Study Investments are in good shape and no action is required at this stage beyond gaining access to account statements.
- FY 2024 - VMC working on the finances.
- Accountant Review - motion to approve Jim Layton for FY2024 financial review.

Vista Management Company Update:

- AECC
 - Board will consider a link on the website to county laws about dealing with stray animals on your property
- Correspondences

Current/New Business:

#Area	Status	Activity	Owner
Maintenance ▾	In Progress ▾	Winter Proactive Tree Management - to be scheduled <ul style="list-style-type: none">• Taking place on Feb 3• Additional pruning - motion	VM
Maintenance ▾	In Progress ▾	Allentuck - Community walkthrough <ul style="list-style-type: none">• Work completed as requested	NS
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none">• "Trail Closed" sign should be moved from Flints Grove Lane	VM
Maintenance ▾	In Progress ▾	Pond Duckweed <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 . No report has been sent as of now.	LB
Architectural ▾	New ▾	Community Gazebo on Flints Grove Green Mike will add a question to the survey about use of FG property for community benefit Neil is exploring other HOA property spots which could be used for a playground Storm drain easement and other infrastructure may limit our ability to build in places	MW

Completed Business:

#Area	Status	Activity	Owner
Finance ▾	Completed ▾	Budget 2025	VM

Closing:

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

Votes:

Motion	For	Against	Abstain
Approve December 2024 Meeting Minutes	4	0	
Approve additional tree pruning by Flints Grove Dr	5	0	
Approve Jim Layton's financial review services for \$2500	5	0	
Approve January meeting minutes	4	0	