



Monthly Board Meeting

Feb 27, 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	Present
Carmen de Perignat	AECC member	CdP	Absent
Homeowner Attendees:			

Agenda:

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

Opening:

- Call to order: 7:10 PM
- No homeowners present

Finance Update:

- Dues 30 homeowners unpaid. Email sent to outstanding homes requesting they pay or reach out to Vista prior to March 9 to avoid late fees being applied.
- Reserve Fund - access to CDs
- FY 2024 - VMC working on the finances.
- Accountant Review - Jim Layton update

Vista Management Company Update:

- AECC
 - No major updates - working through recent submissions
- Correspondences

Current/New Business:

#Area	Status	Activity	Owner
Maintenance ▾	In Progress ▾	Winter Proactive Tree Management - to be scheduled <ul style="list-style-type: none">• Complete - NS/SW to inspect• Awaiting invoice.	VM
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration progressing	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 and the inspector hasn't responded to request for information.	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 Lee will contact permitting office for more information.	MW
Other ▾	New ▾	Community Survey Mike hopes to streamline the survey for 2025.	MW

Completed Business:

#Area	Status	Activity	Owner
Maintenance ▾	Completed ▾	Allentuck - Community walkthrough <ul style="list-style-type: none">Work completed as requested	NS

Closing:

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

Votes:

Motion	For	Against	Abstain
Approve Feb meeting minutes	5	0	