



Monthly Board Meeting

Mar 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	Present
Homeowner Attendees:			

Ongoing 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: 7:05 PM
- No homeowners present

Finance Update:

- Dues 16 homeowners unpaid.
 - 14 homes responded to Board email.
 - Late notices sent by VMC Email sent to outstanding homes
- First insurance installment paid (\$535)
- Reserve Fund - CDs statements have been sent to Vista Management.
 - VMC to forward to Board members and update balances at date of last maturity in the Vista finance system
- FY 2024 - VMC sending to Board
- Accountant Review - Jim Layton has all information and will process next week

Vista Management Company Update:

- AECC
 - Board discussion on approvals flow and tools used. Can this be digitized? Board and AECC to investigate further.
 - AECC approvals for the month:
 - 14525 Antigone Dr - Deck Replacement - Approved March 9, 2025
 - 14314 Rich Branch Drive - Roof Replacement - Approved March 9, 2025
 - 11429 Flints Grove Ln. - Window Replacement - Approved March 20, 2025
 - 14617 Pebble Hill Ln. - Deck Resurfacing - Approved March 21, 2025
 - 14400 Pebble Hill Ln. - Retaining Wall, Back Fence and Brick Patio - March 22, 2025
 - 14 Flints Grove Dr. - Deck Upgrade & Screen in extension - March 27, 2025
- Correspondences
 - Allentuck has completed the Spring clean up.
 - Allentuck were engaged to clear a tree that fell on the trail between Flints Grove Dr and Pebble Hill Lane.

Current/New Business:

#Area	Status	Activity	Owner
Maintenance ▾	In Progress ▾	Winter Proactive Tree Management - to be scheduled <ul style="list-style-type: none">• Inspection completed• Awaiting invoice	VM
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration progressing <ul style="list-style-type: none">• County are making great progress• Path on berm side has been repaved; shrubs and trees being planted• Looks great	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 ▾	<p>Community Spaces</p> <ul style="list-style-type: none"> Mike will add a question to the survey about use of FG property for community benefit County permitting meeting held 3/26 <ul style="list-style-type: none"> Flints Grove Green - County permitting advised that while there is an ability to build on the vacant lot, the allowable space is small. There is a PUE and Storm Drain Easement, along with surface drainage needs that renders this a challenging space on which to build. Flints Grove Trail Entry - County permitting advised that the HOA is able to build outside of the Storm Drain Easement. Board to conduct further research with the community and consider engaging a surveyor. 	MW
Other ▾	New ▾	<p>Community Survey</p> <ul style="list-style-type: none"> MW has edited the survey to reflect the above. Feedback requested from the Board by Sunday March 30, 5pm 	MW
Other ▾	New ▾	<p>Community Cheat Sheet</p> <ul style="list-style-type: none"> Board and AECC to review the document before the next Board meeting 	MW
Other ▾	New ▾	<p>Annual meeting</p> <ul style="list-style-type: none"> NS to contact Westleigh Recreation Club for available dates and determine Board and VMC availability 	NS

Completed Business:

#Area	Status	Activity	Owner
Other ▾	Completed ▾	n/a	

Closing:

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout 9:00pm

Votes:

Motion	For	Against	Abstain
Approve Mar meeting minutes	5	0	