



Monthly Board Meeting

December 19, 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	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:			

Opening:

- No homeowners present

Vista Management Updates:

- Finance
 - Dues
 - Bank statements were provided through November
 - Allentuck payment outstanding for trail work , fence repairs and minor landscaping
 - Scottt will set up a conference call with the bank to discuss issues with the CDs
- AECC
 - Home Improvement Letters
 - White Fence on DMR - Allentuck quoting on fence repairs
 - Subhasis will talk to homeowner about submitting AECC request to replace her fence
 - County trimmed trees along Flint's Grove Lane, cut one down

- Correspondences

In Flight List

#Area	Status	Activity	Owner
Finance ▾	In Progress ▾	2025 Budget Reserves in good shape Reserve study ongoing Scott, Neil and Paul will work together to clarify budget issues	PW
Maintenance ▾	In Progress ▾	Winter Proactive Tree Management - to be scheduled <ul style="list-style-type: none"> • Other action as per Davey Tree proposal: approximately \$4000 	VM
Maintenance ▾	In Progress ▾	Allentuck - Community walkthrough <ul style="list-style-type: none"> • 	NS
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none"> • Work has begun • Trees are down and waiting to be mulched • County will use 5 parking spaces • "Trail Closed" sign should be moved from Flints Grove Lane 	VM
Maintenance ▾	New ▾	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

Completed Within The Month

Other ▾	Completed ▾	2025 Vista Management Company extension	NS
Maintenance ▾	Completed ▾	Blades of Green 2025 Proposal:\$184 per application for mosquito treatment, 10 applications	VM

Closing

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

Votes

Motion	For	Against	Abstain
To approve the 2025 budget	5	0	0