



Monthly Board Meeting

Apr 24, 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	Absent
Kevin Kapp	Vista Management	KK	Present
Carmen de Perignat	AECC member	CdP	Present
Homeowner Attendees:			

Ongoing Agenda
<ul style="list-style-type: none"> • Opening <ul style="list-style-type: none"> ◦ Call to Order ◦ Homeowner Input • Finance Update • Vista Management Company Update <ul style="list-style-type: none"> ◦ AECC Update • Current Business • New Business • Vote to Approve Minutes • Closing

Opening:

- Call to order: 7:08 PM
- No homeowners present

Finance Update:

- Dues 10 homeowners unpaid.
 - Late notices sent with fees attached by VMC to outstanding homes
- 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
- Vista's accountants have direct access to information
- Accountant Review - Jim Layton has not provided statement
- Paul will contact Jim Layton

Vista Management Company Update:

- AECC
 - AECC approvals for the month:
 - No requests this month
- Correspondences
 - Concern expressed by community member about tree stumps
 - Guidelines require trees to be cut to soil line; the county cuts trees 6" or more from the soil line
 - Discussed options beyond violation notices for violations
 - Allentuck will fix split rail fence at top of PHL trail entry
 - Westleigh HOA passed on the contact for their paving company
 - Playground was treated for Carpenter Bees
 - Discussion of possible MCPS boundary changes and whether the Board should notify the neighborhood of changes

Current/New Business:

#Area	Status	Activity	Owner
Other ▾	In Progress ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none">• Work has stopped until June 15 for closure period	VM
Maintenance ▾	In Progress ▾	Pond Duckweed <ul style="list-style-type: none">• County inspection took place on Tues Nov 19. No report has been sent as of now and the inspector hasn't responded to requests for information.• Board to reconvene on this at the next meeting after reviewing Mike's research.	LB
Other ▾	In Progress ▾	Community Survey <ul style="list-style-type: none">• MW has edited the survey• Ready to be sent	MW
Other ▾	In Progress ▾	Community Cheat Sheet <ul style="list-style-type: none">• Board and AECC to review the document before the next Board meeting• Neil will review and send it out to the community	MW
Other ▾	In Progress ▾	Annual meeting <ul style="list-style-type: none">• NS has contacted Westleigh Recreation Club about the Board Meeting and will report back when a date has been	NS

		determined and approved by Westleigh	
Architectural ▾	New ▾	Digitize Architectural Request form <ul style="list-style-type: none"> Preliminary research carried out Work to continue 	NS

Completed Business:

#Area	Status	Activity	Owner
Other ▾	Completed ▾	Winter Proactive Tree Management	VM
Architectural ▾	Completed ▾	Community Spaces <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

Closing:

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

Votes:

Motion	For	Against	Abstain
Fence repairs at PHL trail entry not to exceed \$500	5	0	
Approval of minutes	5	0	