



Monthly Board Meeting

Jul 31, 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	Absent
Mike Wolmetz	Board Member at Large	MW	Absent
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:			

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: 7:09 PM
- No homeowners present

Finance Update:

- Dues 1 homeowner unpaid.
 - Email sent to homeowner.
- 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
- Cinc doing reports as of July 1
- \$60,864 in operating fund
- >\$22,000 in general fund

Vista Management Company Update:

- AECC
 - 14525 Antigone Drive - Front Walkway Upgrade - Approved July 1, 2025
 - 57 Flints Grove Drive - Roof Replacement - Approved July 17, 2025
 - 14612 Dehaven Court - Homeowner Tree Removal - Approved July 29, 2025.
- Correspondences
 - Tree Stumps- County will remove tree stumps on request. Call 311
 - HOA will continue to monitor tree behind 14328 Rich Branch
 - Additional clean-up needed at trail head at Flints Grove Drive

Current/New Business:

#Area	Status	Activity	Owner
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.• A Wooten student has volunteered to analyse the duckweed in the AP Science lab and research remedies.• Board to reconvene on this at the next meeting after reviewing Mike's research.	LB
Other ▾	In Progress ▾	Community Cheat Sheet <ul style="list-style-type: none">• Board and AECC to review the document before the next Board meeting	MW
Architectural ▾	In Progress ▾	Digitize Architectural Request form <ul style="list-style-type: none">• No update	NS

Completed Business:

#Area	Status	Activity	Owner
Other ▾	Completed ▾	Community Survey <ul style="list-style-type: none">Survey results shared at annual meeting	MW
Other ▾	Completed ▾	Annual meeting <ul style="list-style-type: none">Held on Thu Jun 19 at Westleigh Recreation ClubPaul Witting - 3 year termNeil Smith - 2 year termBoard organizational meeting was conducted after the election with the board voting to remain in current positions:<ul style="list-style-type: none">Neil Smith - PresidentSubhasis Datta - Vice PresidentPaul Witting - TreasurerLee Bakalar - SecretaryMike Wolmetz - Board Member at Large	NS
Other ▾	Completed ▾	MoCo Stream/Bridge Restoration <ul style="list-style-type: none">Punch list meeting held with County and their contractorsSigns installedAdditional work to be completed in the Fall - reseeding, replacing ~20 trees and shrubs under warranty, tree planting and seeding of bed at corner of Pebble Hill TownhomesPebble Hill sign moved off of county land	VM

Closing:

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

Votes:

Motion	For	Against	Abstain
Approval of minutes	3	0	
Approval to pay increase in State Farm insurance fees	3	0	