



Monthly Board Meeting

Aug 28, 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: 7:06 PM
- No homeowners present

Finance Update:

- All dues have now been collected.
- Reserve Fund
 - CDs statements have been shared by Vista Management.
 - Finance Tracker file set up for ongoing management by Treasurer
- Cinc system update from Vista: training is ongoing.
- \$47383 Operating Account
- \$22177 Money market cash reserve

Vista Management Company Update:

- AECC
- One roof and one tree removal request
- Correspondences
 - Additional clean-up needed at trail head at Flints Grove Drive - VMC to engage Allentuck
 - HOA property damage complaint
 - Townhome clutter problem continues
 - White fence on the corner of Dufief Mill continues to be out of compliance. Homeowner is unresponsive.

Current/New Business:

#Area	Status	Activity	Owner
Other ▾	New ▾	<ul style="list-style-type: none"> • County to replace shrubs and trees at stream restoration • County to sod and plant a tree at trail entry, corner of Pebble Hill Townhomes • County to remove planning sign from DeHaven Ct 	SW
Maintenance ▾	New ▾	<ul style="list-style-type: none"> • Repair on Rich Branch steps • Fallen tree removed by Allentuck 	SW
Maintenance ▾	New ▾	<ul style="list-style-type: none"> • Bamboo on common grounds 	NS
Maintenance ▾	New ▾	Tree inspection 2025 <ul style="list-style-type: none"> • VMC have contacted Davey Tree to bring forward this year's inspection • 14328 RBD, 14318 RBD, 21 FGD, 	SW
Maintenance ▾	New ▾	Trail repaving <ul style="list-style-type: none"> • NS to reach out to Premier Pavers • SW to coordinate multiple bids • Assess economics/min size of job required - aim is to target high-priority areas: FGD trail entry, downslope from RBD steps, tree root bumps near FGL entry • Moss on trail by Flints Grove La 	
Maintenance ▾	New ▾	Playground Planning	

		<ul style="list-style-type: none"> Surveyor needed to identify easement on proposed location Any other surveying needs for HOA? <ul style="list-style-type: none"> Pebble Hill and RB townhome sides/rear 	
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 Wootton 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"> Google Gemini added to Workspace plan - has an e-Signature feature. Further research taking place. 	NS

Completed Business:

#Area	Status	Activity	Owner

Closing:

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout 8:33pm

Votes:

Motion	For	Against	Abstain
Approval of minutes	5	0	