



Monthly Board Meeting

October 30th, 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	Absent
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:			

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: 7:12 PM
- No homeowners present

Finance Update:

- CD balances Q3
- 2025 Overview
- 2026 Budget Draft

Vista Management Company Update:

- AECC
 - Window request
 - Home inspection letters
 - 30 FGD
 - We spend 80% of our time on 20% of the neighborhood - raise/promote at next homeowner meeting
- Correspondences
 - School zone study
 - Additional clean-up needed at trail head at Flints Grove Drive - VMC to engage Allentuck
 - 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 ▾	In Progress ▾	<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 is on track to complete this Fall. 	SW
Maintenance ▾	In Progress ▾	<ul style="list-style-type: none"> • Repair on Rich Branch steps 	SW
Maintenance ▾	In Progress ▾	<ul style="list-style-type: none"> • Bamboo on common grounds <ul style="list-style-type: none"> ◦ Discussed with Davey Tree - there is limited ability to control Bamboo growth 	NS
Maintenance ▾	In Progress ▾	Tree inspection 2025 <ul style="list-style-type: none"> • Completed inspection • Quote review • 14328 RBD, 14318 RBD, 21 FGD 	SW
Maintenance ▾	In Progress ▾	Trail repaving <ul style="list-style-type: none"> • Quote review • Assess economics/min size of job required - aim is to target high-priority areas 	
Maintenance ▾	In Progress ▾	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 	
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
Social ▾	In Progress ▾	Halloween planning	NS

Completed Business:

#Area	Status	Activity	Owner
Maintenance ▾	Completed ▾	Pond Duckweed <ul style="list-style-type: none">No further follow-up - tabled	LB

Closing:

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

Votes:

Motion	For	Against	Abstain
Approval of minutes	4	0	0