



## Monthly Board Meeting

December 4th, 2025: 7pm

Google Meet: [meet.google.com/kzz-crbo-ccr](https://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:			

### 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:****New bank report format**

- CD balances Q3
- Q4 balances to come in January
- 2025 Overview
- 2026 Budget Draft reviewed
- No increase in dues for 2026

**Vista Management Company Update:**

- AECC
  - Home inspection letters
- Correspondences
  - Tree stumps discussion will be held next spring
  - Additional clean-up needed at trail head at Flints Grove Drive - VMC to engage Allentuck after the 1st of the year
  - 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"><li>• Extension of Vista Management Company for 2026</li></ul>	NS
Architectural ▾	New ▾	<ul style="list-style-type: none"><li>• Pebble Hill Townhome Issues<ul style="list-style-type: none"><li>◦ Car repairs on HOA lot - towing contract</li><li>◦ Front porch debris &amp; construction machinery</li><li>◦ Homeowner will get a hearing</li></ul></li></ul>	SW
Other ▾	In Progress ▾	<ul style="list-style-type: none"><li>• County to replace shrubs and trees at stream restoration</li><li>• County to sod and plant a tree at trail entry, corner of Pebble Hill Townhomes</li><li>• Twice a year mowing of slopes on berm by Allentuck</li><li>• County is on track to complete this Fall.</li></ul>	SW
Maintenance ▾	In Progress ▾	<ul style="list-style-type: none"><li>• Repair on Rich Branch steps deferred</li></ul>	SW
Maintenance ▾	In Progress ▾	<ul style="list-style-type: none"><li>• Bamboo on common grounds</li></ul>	NS
Maintenance ▾	In Progress ▾	Tree inspection 2025 <ul style="list-style-type: none"><li>• Quote review &amp; motion passed</li></ul>	SW
Maintenance ▾	In Progress ▾	Trail repaving <ul style="list-style-type: none"><li>• Quote review</li><li>• Major repairs to trail not recommended at this time</li></ul>	
Maintenance ▾	In Progress ▾	Playground Planning <ul style="list-style-type: none"><li>• Surveyor quote came in at \$3000 - Scott to contact County as an alternative</li></ul>	

Other ▾	In Progress ▾	Community Cheat Sheet <ul style="list-style-type: none"> <li>Mike updated - ready to edit and post to website</li> </ul>	MW
Architectural ▾	In Progress ▾	Digitize Architectural Request form <ul style="list-style-type: none"> <li>Google Gemini added to Workspace plan - has an e-Signature feature. Further research taking place.</li> </ul>	NS

#### Completed Business:

#Area	Status	Activity	Owner
Social ▾	Completed ▾	Halloween planning	NS

#### Closing:

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout: 9:15pm

#### Votes:

Motion	For	Against	Abstain
Maintain 2026 dues at same rate	5	0	0
\$7,000 for tree maintenance in 2026	5	0	0
Extend Vista at same rate in 2026	5	0	0
Engage Henry's Towing as an on call service for the townhouse parking lots	5	0	0
Approval of minutes	5	0	0