



Monthly Board Meeting

December 18th, 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	Absent
Lee Bakalar	Secretary	LB	Absent
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: 7:00 PM
- No homeowners present

Finance Update:

- 2026 Budget Draft reviewed
- No increase in dues for 2026
- Motion to approve 2026 budget - passed

Current/New Business:

#Area	Status	Activity	Owner
Architectural ▾	In Progress ▾	<ul style="list-style-type: none">• Pebble Hill Townhome Issues<ul style="list-style-type: none">◦ Car repairs on HOA lot - towing contract executed - signs being produced◦ Front porch debris & construction machinery◦ Homeowner will get a hearing	SW
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• Twice a year mowing of slopes on berm by Allentuck - meeting with Allentuck in Jan	SW
Maintenance ▾	In Progress ▾	<ul style="list-style-type: none">• Repair on Rich Branch steps deferred	SW
Maintenance ▾	In Progress ▾	<ul style="list-style-type: none">• Bamboo on common grounds	NS
Maintenance ▾	In Progress ▾	Tree inspection 2025 <ul style="list-style-type: none">• Awaiting scheduling	SW
Maintenance ▾	In Progress ▾	Trail repaving <ul style="list-style-type: none">• Reviewed Chamberlain quote for direction on townhome parking cost	
Maintenance ▾	In Progress ▾	Playground Planning <ul style="list-style-type: none">• No update	
Other ▾	In Progress ▾	Community Cheat Sheet <ul style="list-style-type: none">• Post to website	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
Other ▾	Completed ▾	<ul style="list-style-type: none">Extension of Vista Management Company for 2026	NS

Closing:

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

Votes:

Motion	For	Against	Abstain
Maintain Jim Layton at \$2500 for 2025 financial review	3	0	0
Motion to approve 2026 budget	3	0	0
Approval of minutes	3	0	0