



Monthly Board Meeting

January 29th, 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
Elisabeth Davis	Homeowner	ED	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: 7:08 PM
- Elisabeth Davis appointed to the vacant seat on the AECC.

Finance Update:

- Dues
 - 57 owners paid in full
 - 18 homeowners overpaid and will be refunded the difference
 - Vista to look into whether townhome owners have underpaid
 - New finance system resulted in the price switch between townhomes and SFH
- 2025 Review
 - Uploaded information to Jim Layton's portal

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"> ◦ 1 of 2 cars towed ◦ The second vehicle had wheels restored and has been in an operable condition ◦ Front porch debris & construction machinery. ◦ Homeowner failed to attend scheduled meeting ◦ Cleaned up for a few days before mess returned ◦ Vista will continue working towards resolution 	SW
Finance	New	<ul style="list-style-type: none"> • State Farm insurance renewed at \$511 	SW
Other	In Progress	<ul style="list-style-type: none"> • County to replace shrubs and trees at stream restoration • County needs to remove tree cages • 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 Feb 	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	<ul style="list-style-type: none"> Trees 2025 <ul style="list-style-type: none"> • Work carried out on proactive tree management 	SW
Maintenance	In Progress	<ul style="list-style-type: none"> Playground Planning <ul style="list-style-type: none"> • No update 	
Other	In Progress	<ul style="list-style-type: none"> Community Cheat Sheet <ul style="list-style-type: none"> • Post to website 	MW
Architectural	In Progress	<ul style="list-style-type: none"> 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
Maintenance	Completed	Trail repaving <ul style="list-style-type: none">Reviewed Chamberlain quote for direction on townhome parking cost	

Closing:

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout: 7:55pm

Votes:

Motion	For	Against	Abstain
Motion to approve renewal of State Farm insurance at the same rate as last year	5	0	0
Approval of minutes	5	0	0