



Monthly Board Meeting

February 26th, 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
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: 7:05 PM

Finance Update:

- Dues
 - 60 homes yet to pay
 - 30 refund checks have been issued due to overpayment
 - Vista to provide account balance report
- 2025 Review
 - Uploaded information to Jim Layton’s portal
 - Awaiting response
- Fidelity bond was increased to \$250k at a cost of \$183.
- Lee Bakalar informed the board that she will not be standing for election at this year’s annual meeting.
 - Board to discuss succession plans at March meeting

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"> ○ Front porch debris & construction machinery ○ Homeowner failed to attend 2nd scheduled meeting ○ Vista will continue pressing for resolution 	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 	SW
Maintenance ▾	In Progress ▾	Allentuck Meeting <ul style="list-style-type: none"> • Repair on Rich Branch steps being quoted by Allentuck • Berm mowing addressed • Fence repairs • Brush clean up @ FGD and PHL trail entry • Rock trail edging being quoted 	SW
Maintenance ▾	In Progress ▾	<ul style="list-style-type: none"> • Bamboo on common grounds 	NS
Maintenance ▾	In Progress ▾	Trees 2025 <ul style="list-style-type: none"> • Work carried out - invoice received 	SW
Maintenance ▾	In Progress ▾	Playground Planning <ul style="list-style-type: none"> • Scott to discuss with playground vendors 	
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
Finance -	Completed -	<ul style="list-style-type: none"> State Farm insurance renewed at \$511 	SW

Closing:

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout: 8:05pm

Votes:

Motion	For	Against	Abstain
Approval of minutes	5	0	0