



Monthly Board Meeting

March 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: 7:08 PM

Finance Update:

- Dues
 - 23 homes yet to pay
 - Vista to provide account balance report
- 2025 Review
 - Uploaded information to Jim Layton's portal
 - Awaiting response

Current/New Business:

#Area	Status	Activity	Owner
Architectural ▾	In Progress ▾	• Pebble Hill Townhome Issues ◦ Front porch debris & construction machinery ◦ Homeowner failed to attend 2nd scheduled meeting ◦ Vista will continue pressing for resolution	SW
Other ▾	In Progress ▾	• NS reached out to County for update • 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
Other ▾	New ▾	• NS reengaged MoCo DEP regarding clean up of tree protection, fallen trees near stream buffer and	
Maintenance ▾	In Progress ▾	Allentuck Meeting & Updates • Split rail fence repairs completed at Pebble Hill and Flints Grove Drive trail entry • Spring clean up conducted	SW
Maintenance ▾	In Progress ▾	Allentuck Proposals • Repair on Rich Branch steps \$1355.04 • Split rail fence extension at Rich Branch steps \$1039.68 • Berm mowing \$1464.99 • Pebble Hill Branch Chipping \$2716.54 • Additional gravel for trail edges on FGD trail \$1733.55	SW
Maintenance ▾	In Progress ▾	• Bamboo on common grounds	NS
Comms ▾	New ▾	• Mailchimp plan limits recently changed, limiting the free plan to 250 contacts and 500 monthly sends • At present, we are unable to send emails • Need to move to \$13/month plan to regain ability to send emails or source an alternate provider	NS
Maintenance ▾	In Progress ▾	Trees 2025 • Work carried out - revised invoice received	SW
Maintenance ▾	In Progress ▾	Playground Planning • Scott to discuss with playground vendors	

		Degradation of existing playground concerns	
Architectural ▾	In Progress ▾	Digitize Architectural Request form Google Gemini added to Workspace plan - has an e-Signature feature. Further research taking place.	NS

Completed Business:

#Area	Status	Activity	Owner
Other ▾	Completed ▾	Community Cheat Sheet - Posted to website: https://flintsgrovehoa.org/wp-content/uploads/2026/03/FG_HOA_vCounty_Reference_032725.pdf	MW

Closing:

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