



Monthly Board Meeting

April 30th, 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	Absent
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: 7:04 PM

Finance Update:

- Dues
 - 16 homes yet to pay
 - 5 additional townhomes owe the additional \$77 that was underpaid due to the Vista error
 - Vista to provide account balance report
- 2025 Review
 - Draft Received! Board members to review and approve by 5/4
 - Backup plans
- Account Balances
 - Checking
 - Reserve & CDs

Correspondences:

- Fence
- Pebble Hill Towing

AECC:

- Spring Inspection Review - AECC to review prior to 5/5
- DMR Fence request - details provided to homeowner

Current/New Business:

#Area	Status	Activity	Owner
Architectural ▾	In Progress ▾	• Pebble Hill Townhome Issues ◦ Front porch debris ◦ Construction machinery has been removed ◦ Construction material has now been added ◦ Vista will continue pressing for resolution	SW
Other ▾	In Progress ▾	• NS reached out to County for update - awaiting date • County to replace shrubs and trees at stream restoration • County to sod and plant a tree at trail entry, corner of Pebble Hill Townhomes	SW
Other ▾	In Progress ▾	• MoCo DEP onsite last 2 days to remove tree protection • Addressing fallen trees near stream buffer soon • New plantings coming soon at no cost to HOA	NS
Maintenance ▾	In Progress ▾	Allentuck • Repair on Rich Branch steps \$1355.04 - complete • Split rail fence extension at Rich Branch steps \$1039.68 - complete • Berm mowing \$1464.99 - complete • Pebble Hill Branch Chipping \$2716.54 - to be inspected • Additional gravel for trail edges on FGD trail \$1733.55 - to be inspected	SW
Maintenance ▾	In Progress ▾	• Bamboo on common grounds	NS

Maintenance ▾	In Progress ▾	Playground Planning - Board and Vista meeting with Playground - Nature Playground - Next Steps Existing Structure: - Degradation of existing playground concerns - Carpenter Bees	
Architectural ▾	New ▾	Resale Process - Disclosure - Inspection	NS
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
Maintenance ▾	Completed ▾	Allentuck Meeting & Updates - Split rail fence repairs completed at Pebble Hill and Flints Grove Drive trail entry - Spring clean up conducted	SW
Comms ▾	Completed ▾	- 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 ▾	Completed ▾	Trees 2025 Work carried out - revised invoice received with Davey Tree absorbing their error	SW

Closing:

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout: 8:50pm

Votes:

Motion	For	Against	Abstain
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Approval of March minutes	4	0	0
Approval of April minutes	3	0	0