



Monthly Board Meeting

June 4th, 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	Absent
Mike Wolmetz	Board Member at Large	MW	Absent
Lee Bakalar	Secretary	LB	Present
Scott Wertlieb	Vista Management (VM)	SW	Present
Kevin Kapp	Vista Management	KK	Present
Homeowner Attendees: Kathy Schreiber			

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
 - 13 homes yet to pay
 - 4 additional townhomes owe the additional \$77 that was underpaid due to the Vista error
 - Vista to provide account balance report
- 2025 Review
 - Sent to homeowners
- Account Balances
 - Checking
 - Reserve & CDs

Correspondences:

- Pebble Hill Concerns - MC311 code violation submitted
- Allentuck working on repairing fence on Rich Branch steps

AECC:

- Spring Inspection Review
 - 30 FGD - incorrect home improvement letter
- DMR Fence request - details provided to homeowner
- SoCE - Tree stumps inquiry
- AECC Responsiveness

Current/New Business:

#Area	Status	Activity	Owner
Architectural ▾	In Progress ▾	• Pebble Hill Townhome Issues ◦ Front porch debris ◦ Vista will continue pressing for resolution	SW
Other ▾	In Progress ▾	• County installing tree and sod at trail entry at the corner of Pebble Hill townhomes 6/5 • County to replace shrubs and trees at stream restoration	SW
Maintenance ▾	In Progress ▾	• Bamboo on common grounds	NS
Maintenance ▾	In Progress ▾	Playground Planning • Next Steps Existing Structure: • Degradation of existing playground concerns • Carpenter Bees	SW
Architectural ▾	In Progress ▾	Resale Process • Disclosure • Inspection	NS
Other ▾	New ▾	Annual Meeting 2026	NS

		July 30th - NS to check on Westleigh availability	
Social ▾	New ▾	Ice Cream Social - tentatively scheduled for June 20	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 ▾	- 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 ▾	Completed ▾	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

Closing:

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout: 8:35pm

Votes:

Motion	For	Against	Abstain
Approval of June minutes	3	0	0