



Monthly Board Meeting

June 25th, 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	Absent
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	Absent
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: 7:01 PM

Finance Update:

- Dues
 - 13 homes yet to pay
 - Late notices have been sent out
 - 4 additional townhomes owe the additional \$77 that was underpaid due to the Vista error
 - Vista to provide account balance report
- Tax - PW to sign off on documents from Jim Layton
- State Farm Insurance quote for \$3,014 commencing July 22nd - no change from 2025, \$3,800 budgeted. Motion to approve - passed.
- Account Balances
 - Checking
 - Reserve & CDs

Correspondences:

- Nothing to report

AECC:

- Spring Inspection Review
 - 30 FGD - incorrect home improvement letter
- DMR Fence request - details provided to homeowner

Current/New Business:

#Area	Status	Activity	Owner
Architectural ▾	In Progress ▾	• Pebble Hill Townhome Issues ◦ Front porch debris ◦ MC311 code violation submitted ◦ Vista will continue pressing for resolution; inspected yesterday and in OK order	SW
Other ▾	In Progress ▾	• County installed tree and sod at trail entry at the corner of Pebble Hill townhomes - Allentuck watering • County reviewing replacement of shrubs and trees at stream restoration	SW
Maintenance ▾	In Progress ▾	• Bamboo on common grounds - no update	NS
Maintenance ▾	In Progress ▾	Playground Planning • Next Steps Existing Structure: • Degradation of existing playground concerns • Carpenter Bees	SW
Maintenance ▾	New ▾	Basketball court damage • SW to get a quote from Allentuck to remove damaged pole	SW

		and hoop	
Architectural ▾	In Progress ▾	Resale Process - no update - Disclosure - Inspection	NS
Other ▾	In Progress ▾	Annual Meeting 2026 - July 30th - NS to check on Westleigh availability - Announcement and call for nominations to be sent out	NS
Architectural ▾	In Progress ▾	Digitize Architectural Request form - no update Google Gemini added to Workspace plan - has an e-Signature feature. Further research taking place.	NS
Comms ▾	New ▾	Board Succession Planning	MW

Completed Business:

#Area	Status	Activity	Owner
Social ▾	Completed ▾	Ice Cream Social - held on June 20 - great turnout	NS

Closing:

- Review of Meeting Minutes and Board Vote to Approve Minutes
- Meeting Closeout: 8:20pm

Votes:

Motion	For	Against	Abstain
Approval of State Farm Insurance	4	0	0
Approval of June 25 minutes	4	0	0