

**Cluster's Homeowners**  
Board of Director's Meeting  
Tuesday, May 24, 2016, 12:00 pm  
**MINUTES**

1) Attendance 12:02

Kel Matthews (by phone)

Demerie Northrop, GTPM

Lisa Carranza

Tina Korpi, GTPM

Andi Phizackerley

Erik Kimball (by phone)

GUESTS:

Phil Gyr

Andree Dean (Onwer of 26), by phone

Silverstar Representatives: Kristy, Aaron and Heidi

2) Approval of April 14, 2016 Minutes

Kel moved to approve the minutes. Phil seconded the motion. All voted in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review

There were a few questions regarding the financials specifically regarding the 2 payments made in April for trash removal and the insurance refund. GTPM will look into these items.

ii) Delinquent Account Update

Not discussed

4) Old Business

a) Lois Corbett update

GTPM received a call from Steve Marstellar, the sub-contractor who is working on the repairs to Lois' unit. He has reported that the damage to the home is much more extensive and expensive than originally planned. The board would like to meet Steve and Mark from Blue Sky at the property as soon as possible to get an idea of the extent of damage and its origination.

b) Josie Horn Update

Not discussed

c) Gutter update

Lisa moved to have GTPM send out the estimates received from Rims Gutters to the homeowners that requested estimates and to hire Rims to put the garage gutters up. Phil seconded the motion. All voted in favor.

d) Water Project for Cluster 6

The work is scheduled to begin on Monday, June 13, 2016. GTPM is in the process of securing a bond with the town as well as the easement required to dig on town property. Homeowners have already been notified about the work and the interruption to their lives.

e) Cluster 38 permission

Cluster 38 is asking for permission to work on their foundation problem. They are doing the

work at their own expense. Phil moved to approve the project as presented. Lisa seconded the motion. All voted in favor.

5) New Business

a) Garage on 26

Andree would like to take some time to put together a well-thought out plan to build a garage (paid for by her). She realizes the area where the garage would be built would be on common space and that it would be necessary to replat the area and amend the CC&Rs. She anticipates it to take about a year for the planning process. The board can revisit this when she has plans to present.

b) Parking Plans

Cluster Two would like to have the tree that is next to the garages removed and put 4 parking spaces there which would extend into the entrance and not require parking on Smith Lane near Cluster 4. The board will need to go measure the area to see if that is feasible. Kel had three concerns with that plan. She does not want the tree removed. She does not think four cars will fit in that area and the “overflow” area by Cluster Four is common property which should be available to anyone, not designated for Cluster Four specifically.

c) Maintenance projects?

Not discussed

6) Other Business

Silverstar addressed the board with interest in working with homeowners in the Clusters to bring fiber optic internet service, phone and television to the units. There is already a vault on HOA property. Silverstar would charge the homeowners an installation fee to bring the equipment in which would then be a credit toward service. The board was interested in seeing a proposal along with the cost of services offered. Silverstar will send that to GTPM who will circulate it to the board for review.

7) Adjournment 12:58