

Cluster's Homeowners
Board of Director's Meeting
Tuesday, January 7, 2014, 12:00 pm
Minutes

CALL TO ORDER: 12:07

Board Members Present:

Nina Luxmoore

Lisa Carranza

Chris Arrasmith

Alex Sheldon

Jessica Chambers (by phone)

Others Present:

Tina Korpi, GTPM

Demerie Northrop, GTPM

Justin Tatosian (by phone)

1) Homeowners & Guest Time

None

2) Approval of October 10, 2013 Minutes

Justin moved to approve the minutes. Lisa seconded the motion. All voted in favor.

3) Election of Officers

The board agreed that a past board member should be president and a new board member should be the vice president. Chris moved to approve Nina to be President, Chris to be Vice President, Lisa to be Secretary, Alex to be Treasurer and Jessica to be a director. Lisa seconded the motion. With no further discussion, all voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Financial Review

January bills were just sent out. There is some confusion on the aged owner balance report; why some of the dues are broken out in different ways over "current" and "30 day" columns. Ultimately everyone is being charged the correct amount, but the software is breaking it out in a strange way.

ii) Delinquent Account Update

Not discussed

5) Old Business

a) CC&R Consolidation

The CC&R committee will be meeting on January 21st to begin the discussion about the revisions to the CC&Rs.

b) Snow Removal

This has not been done very well so far this winter. There hasn't really been enough snowfall at any one time to warrant the "3 inch plowing" and the shoveling hasn't been done at all. GTPM will notify the snow removal company to shovel every time it snows. The walkways are treacherous right now. Lisa is concerned about "Pet/paw friendly" ice melt that can be used. GTPM will talk to Maintenance Specialists about that as well. In addition, if we get a good snow

fall amount, GTPM will work with the plow company as well as with Clusters homeowners to get all the cars moved out for a good clean-up.

6) New Business

a) Parking problems

There continue to be parking issues with Cluster 1 and 6. It seems that the units that are being used as rentals are the ones causing the most problems. There are so many cars parking in so many different spaces that owners are having difficulty getting into/out of their parking spaces and garages. Some people are parking snowmobiles in the garages, displacing the cars to spots that are either non-existent or not theirs. The major problem is that if there is an emergency vehicle that needs to get into and out of the property they could have difficulties.

It was suggested that the Clusters get permits for each vehicle that is “supposed” to be there. The permit would help identify whose vehicle belongs in the Clusters and whose doesn’t. There is a history of tickets and towing in the Clusters that has left a bad taste in many of the longtime residents’ mouths. The intent of the permit is not to tow and ticket, it is to identify which cars belong.

Some of the Clusters do not currently have a problem with parking (3, 4 and 5). However, we need to be consistent with the policy. Some vehicles are too big for the garages. Justin will mention it to the CC&R committee to bring it to their attention. Something needs to be done, a solution is needed.

b) Aric Ratcliff

Aric recently got married and will be moving to Minnesota. Aric managed the roof and water project. He has been acting as the general contractor on behalf of the Clusters for various projects. The Clusters has been paying him \$30/hour. We will need to visit with him about a replacement and receiving the documentation and background information that he knows/has. He has the “as-builts” for Cluster 1 and Cluster 3 water. Before he goes, we will also need to have him review with us and the roofers all the areas where the units come together/transitions and have all leaks and issues fixed/addressed. We need to meet with Aric in a separate meeting to get on the same page.

c) Cluster 1, Unit 14 issues

It would appear that the people in Cluster One, Unit 14 have placed insulation around the egress windows and then wrapped it with some sort of plastic. Not sure why or what it is. Is it a short-term fix? GTPM will check in with them and see what is going on with this.

d) Wonson Flashing leak update

The roofers came and caulked her venting. It is old venting and will need to be replaced.

7) Adjournment 1:15

Next meeting will be February 11 at Noon at GTPM