

Cluster's Homeowners
Board of Director's Meeting
Tuesday, February 11, 2014, 12:00 pm
Minutes

CALL TO ORDER: 12:04

Board Members Present:

Nina Luxmoore

Lisa Carranza

Chris Arrasmith

Alex Sheldon (by phone)

Jessica Chambers (by phone)

Others Present:

Demerie Northrop, GTPM

1) Approval of January 7, 2014 Minutes

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

2) Report of Officer

a) Secretary Treasurer

i) Financial Review

ii) Delinquent Account Update

Reviewed the finances and delinquent accounts; everything looks ok. Payments have been made by everyone on the delinquent list within the last month. The Garcia's have agreed to pay \$500 every month – the board would like the agreement to be specific showing how much of that goes to regular dues and how much goes to delinquent fees. They also think there is an expiration to the Godines' agreement. GTPM will check into that and report back at the next meeting.

3) Old Business

a) CC&R Committee Update

- Justin Tatosian reported that the CC&R committee is working on getting through the changes to the covenants. They are meeting again tonight and he hopes they will be finished with their work at that time. He also reported that they have already addressed the more divisive issues.

b) Snow Removal

The board agreed that the current snow removal service provided by Maintenance Specialists was inadequate and inconsistent. There are complaints of snow being pushed right up against the homes causing melting and leaking into those units. In addition, the snow is not being cleared at every Cluster on a regular basis and complaining has not helped the situation. They reviewed a bid from ABF and while it is more expensive, they think the quality and consistency is a small price to pay. Nina moved to fire Maintenance Specialists and hire ABF. Lisa seconded the motion and all voted in favor.

c) Aric Ratcliff

Nina has visited with Aric about his departure. He said he will not be leaving until early May. He is working with Jorgensen to get the “as-builts” to us. He is starting to get calls about the water project on Cluster #2 and will get the ball rolling for that so when the ground thaws, the work can begin right away. He has a few recommendations for his replacements and will work to get someone up to speed for when he leaves.

d) Cluster 1, Unit 14 Update

Tina and Demerie of GTPM met with the Garcia’s in unit 14. They agreed to remove the plastic that was blocking their doors and windows with the understanding that it was a hazard and against fire codes. The Garcia’s explained they have a lot of moisture and mold in their unit and it is dripping into the basement. GTPM will be meeting Blue Sky at the Garcia’s on 2/12/14 to assess the damages and the problems and try to help them solve the water issues they are experiencing. It sounds as though they are having the same condensation issues that other Cluster units have. There are a few fixes possible to help alleviate the water damage. Justin Tatosian just did some repairs inside his unit and Jessica will be doing some as well over spring break. If they could do a brief write-up on what they did and how it helped, GTPM can circulate that information to the homeowners. Chris said he bought a timer for his bathroom exhaust fan. It turns off after an hour and has significantly helped with the condensation and moisture in his unit.

4) New Business

a) Mutt Mitt Duties

GTPM will check and make sure the Jewison’s are still ok with cleaning up the mutt mitt stations and will send an email to homeowners asking for volunteers to keep the mitt stations stocked.

5) Adjournment 12:40

Next meeting will be held at 12:00 on Tuesday, March 11, 2014 at GTPM