

**Cluster's Homeowners**  
Board of Director's Meeting  
Thursday, March 19, 2015, 12:00 pm  
**MINUTES**

1) Attendance

Board Members Present:

Phillip Gyr

Andi Phizackerly (by phone)

Chris Arrasmith (by phone)

Lisa Carranza

Jessica Chambers (by phone)

Others Present:

Demerie Northrop, GTPM

Tina Korpi, GTPM

2) Approval of February 19, 2015 Minutes

Phil moved to approve the previous meeting minutes. Lisa seconded the motion. All voted in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review

ii) Delinquent Account Update

Demerie reviewed the current financials highlighting that we are under budget in snow removal and all the other items are in line for year-to-date expenditures. There are 3 units that are currently more than 60 days delinquent. GTPM is actively pursuing those owners for payment.

4) Old Business

a) Loan Discussion

At this point, the board would like to start gathering estimates and bids for the proposed upcoming projects to see how much money will be needed to complete them. GTPM will start requesting bids for the board to review and know what the financial impact will be. Previous bids were received but that was a while ago and will start over with the bidding process.

b) CC&R Review New Language Approval

The board did not review these final changes prior to the meeting. They will spend the next few days looking them over and will email GTPM with their approval or additional comments.

- Following the meeting, Demerie received emails from 4 of the 5 board members expressing their approval of the final changes that were made to the cc&rs and are now ready to circulate them to the owners with a ballot for amending.

c) Josie Horn Update

We did not have much information to go on to discuss this at the meeting.

- Following the meeting, Frank Hess reached out as he had heard from the town attorney, Audrey Cohen-Davis who had secured a bid to have the surveying done of the strip of land in question. The board reviewed this information and four board members voted to proceed with having the survey done by Pierson and splitting the cost with the town. This will cost the HOA \$1,450 and will include a survey of the right-of-way and encroachments as well. Phil would like to discuss what will come once the results of the survey are understood.

## 5) New Business

### a) Water project Cluster 4

There was a lot of discussion about what has been done and how this project will move forward in the next 3 phases. Aric Ratcliff had been hired by the HOA in the past to get the first three water projects completed for as little cost as possible. The board would like to see as-builts and previous plans. Aric did all of the general oversight on these in the past and with him no longer living in town there will be a need to hire someone to take over this responsibility. GTPM was not involved in the previous water or roofing projects. Aric handled most of the work himself and took care of problems as they arose at \$30/hour. Tina spoke to Thomas at Jorgensen Engineering who explained that they could be the GC on the upcoming water project, but it would be time consuming and ultimately quite costly (at \$85/hour) for the HOA. The board discussed if Nowlin (who was hired to do the previous projects) is the best choice, or if a different excavation company (such as Westwood Curtis) would be better, as they might be better able to handle problems in the field.

Phil thinks we should get the schematics and shop the plans to get a price and see if someone else is willing to do the project. Aric has already spoken to Nowlin who is on board to do the work as in the past. Phil is willing to speak to Nowlin to discuss the project with them. GTPM will look through the information Aric left and see if any of it will help move forward.

~ Proposed Dog Park in Powderhorn Park.

The county will be having a meeting at the library on March 26<sup>th</sup> at 5:30 to discuss the proposed park. GTPM will email the letter it received to all of the Cluster's homeowners. The dog park is proposed to be a fenced-in .75 acre (of the 3.14 acre park) area.

## 6) Adjournment