

Cluster's Homeowners
Board of Director's Meeting
Thursday, March 3, 2016, 12:00 pm
MINUTES

1) Attendance

Kelly Matthews (by phone)	Demerie Northrop, GTPM
Lisa Carranza	
Andi Phizackerley	
Erik Kimball (by phone)	
Phil Gyr	

- At the annual meeting the board did not elect officers so the board discussed this as the first matter of business at this board meeting. Eric moved to have Phil be President, Andi to be Vice President and Lisa to be the Secretary/Treasurer. Kelly seconded the motion. All voted in favor.

2) Approval of January 8, 2016 Minutes

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

3) Report of Officer

a) Secretary Treasurer

i) Financial Review

Demerie reviewed the year-to-date financials. There has not been a lot of activity with regard to expenses. Currently the operating account has \$103,175.48 in it and the maintenance reserve account balance is \$76,720.96

ii) Delinquent Account Update

There are two severely delinquent accounts. One has been making somewhat regular payments and the other has not made any effort. The board would like a lien filed on that owner.

4) Old Business

a) CC&R Update

The amended CC&Rs have finally received enough votes to be passed. 32 owners cast their votes with 29 approving the new covenants and 3 voting against them. Phil, as president, signed the certification and GTPM will have it sent to the attorney to be recorded. The board will review and revise the rules and regulations as well as the parking plan at the next meeting.

b) Lois Corbett update

Lois seems willing to get rid of her chimney, accepting that it may be the main cause of her water damage. Blue Sky should be sending an estimate of repairs for GTPM to submit to insurance. Ultimately the HOA will be taking care of her damage however the board would like homeowners to be proactive in situations such as these.

c) Josie Horn Update

Phil has not completed the encroachment agreement to submit to the town council as of yet. He will work on it and circulate it on email for full board approval.

5) New Business

a) Gutter discussion

Kelly would like to have gutters placed along the backside of Cluster 1 garages, as when they drip, they come right into her unit. GTPM will have the gutter estimate to include Cluster 2 garages (as previously approved) and this section of Cluster 1 garages. Erik expressed his interest in having gutters put up on his unit but has been unable to get a quote. GTPM will inquire with the entire HOA and see if anyone else is interested in getting an estimate done for their gutter needs so it can all be estimated at one time.

b) Dog poop

This issue will be included in the rules and regulations for enforcement. It is an ongoing problem of owners letting their dogs run free and from other dogs from outside the Clusters also running loose and using the open space.

6) Other Business

~ GTPM will contact Jorgensen to create a sketch plan for the Cluster 6 water project and get Nowlin on board to do the excavation and repair work.

~ GTPM will put the garage roof project back out to bid. The board is comfortable spending approximately \$50,000 this year on this project and are curious what that amount will get them in repairs.

7) Adjournment 12:40

Next Meeting, Thursday, April 14th at noon.