

Cluster's Homeowners
Board of Director's Meeting
Thursday, April 23, 2015, 3:30 pm
MINUTES

1) Attendance

Board Members Present:

Phillip Gyr

Jessica Chambers

Chris Arrasmith (by phone)

Lisa Carranza

Others Present:

Demerie Northrop, GTPM

Aric Ratcliff (by phone)

2) Approval of March 19, 2015 Minutes

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

3) Report of Officer

a) Secretary Treasurer

The main delinquent account will be sent a letter threatening small claims court. GTPM will make sure a lien was filed on the unit as well.

The financials look in line; there are no irregular charges or areas where we are out of the budget line items.

4) Old Business

a) CC&R Review New Language Approval

The board approved the "final" CC&R language and letter that will be sent to homeowners. GTPM will email and mail the ballots, the CC&R proposed language and letter to all homeowners. There will be an "online" ballot checklist to mark votes received. Phil will work on getting the ballots collected at Cluster 1, Jessica will do cluster 3, Lisa will do Cluster 5 and hopefully Andi can do Cluster 4. Chris will be in town next weekend and will try to get Cluster 6 and if not he will see if Justin would step in. Jessica will talk to Brock in Cluster 2 and see if he would be willing to help collect the ballots for 2.

b) Josie Horn Update

Phil has requested the results of the survey that was done but he did not hear back from Sean O'Malley from the town on that yet. Jessica will try to speak with Paul Brunn about the history of the land and see if the history of the lands can be more documented.

c) Maintenance Plan

Jessica has been working with Aric, Nina and Justin to try and put together a history of the Clusters. The goal of this is to give homeowners and future boards a clear synopsis of what has happened in the past and why.

In order to complete all of the pending projects at the Clusters it may be necessary to get a loan from the bank. Jessica would like to prioritize the projects to see if which ones need to be done first and are more vital. The following discussion was held about prioritization and maintenance projects. Further studies to discuss costs need to be done before moving forward.

First is the water projects and getting the drainage plans mapped out by an engineer. Then will be grading and gutters/heat tape for the remaining Clusters. Then the priority needs to be on the flashing, painting and garage roofs, and finally parking. See below for more detail about these items.

a. Water projects

These are the most important and need to be done as soon as possible. Cluster 4 is slated for this summer with Cluster 6 and then 5 following suit.

b. Grading

This is also an extremely important project and has been incorporated, somewhat, into the water project for Cluster 2 and 4 (to happen this summer). Cluster 5 seems to be ok, but the back of 2 and 4 as well as Clusters 1 and 3 need to be completed. We will need to get a clear look at each unit and the drainage plan for them. Engineering companies will be able to give an estimate of how much it will cost to create the drainage plans which is the first step.

c. Painting

The initial bids for this came in around \$100,000. There is some touch up that can be done which will help the Clusters look better until the entire job can be done. This should be done in sections to break up the expense.

d. Garage roofs

When the roofs were completed a couple years ago the estimate to do the garage roofing came in at about \$100,000

e. Siding (adding metal flashing where siding meets snow/ground)

This would help keep the water off the side of the building and would preserve the siding and paint. When the board looked at doing this two years ago, estimates were around \$60,000

f. Gutters and Heat tape

Cluster 2 had this done when the water project was completed which will help keep the water away from the buildings. Cluster 4 will have this done in conjunction with the water/grading this summer. The other units will have this done when the grading is done as well going forward.

g. Parking

This is an issue for the town first to determine if the proposed parallel spots behind Cluster 3 would be approved.

d) How to proceed with loan process

Once we get the mapping done, the CC&Rs approved and the estimates have been received we can talk to the bank about the process.

e) Water Project Cluster 4

Phil mentioned that Justin told him the water pressure in Cluster 6 has not been consistent. Aric advised that this has been normal in all of the Clusters. Jessica wonders if there is a problem, as she noticed an abnormally wet area near the storage area. GTPM will get in touch with Cluster 6 owners and see if they have also recognized a problem.

Phil is willing to be the on-site point person for the Cluster 4 water project this summer. He will field the phone calls from Nowlin and be in touch with Aric if necessary as he is willing to help from a distance via emails, photos, texts etc.

Once the timeline is set, GTPM will communicate the water project with Cluster 4 owners and let them know what to expect in the weeks to come.

5) New Business

a) Dogs in Clusters

This is a continuing problem within the Clusters. People let their dogs out to run and many do not clean up after them leaving massive amounts of feces in the common areas. This needs to be addressed and dog owners need to be more responsible. With the landscaping starting back up, the mowing and irrigation exasperate the problem and the smell even further. It may become necessary for the Clusters to hire someone to clean up dog poop but that will cost the HOA more money. GTPM will notify owners of the problems and that the board would like all dog owners to participate in a common area clean up on the third Saturday of each month. More information will be on the Clusters' Facebook page.

~ Lisa would like the tree people to come back and remove the stumps from the trees that were taken down last year. She would also like something less invasive to be planted in its place.

6) Adjournment - 5:34 pm