

**Cluster's Homeowners**  
Board of Director's Meeting  
Tuesday, June 10, 2014, 11:00 am  
**MINUTES**

CALL TO ORDER: 11:07

Board Members Present:

Nina Luxmoore

Chris Arrasmith (by phone)

Jessica Chambers

Lisa Carranza

Others Present:

Demerie Northrop, GTPM

Tina Korpi, GTPM

Frank Hess, Guest

1) Approval of May 6, 2014 Minutes

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

2) Report of Officer

a) Secretary Treasurer

i) Financial Review

These look strong. No concerns.

ii) Delinquent Account Update

We will nudge Cluster 55 to make a payment

3) Old Business

a) Aric Ratcliff – project update

Nina was briefed by Aric on the status of the projects at Clusters. The most pressing was the sewer issue at Cluster 65. When repairs were done on the sewer line a number of years ago, a rubber gasket and duct tape was used and the angles of the pipes were not correct. As such, it created a weak spot where the willow tree roots were able to penetrate and infiltrate the sewer line. The deck was removed in order to access the sewer lines. The line is now repaired correctly (the sewer lines are considered common area property). The majority of the board does not want to remove the tree at this time, as this appears to be an isolated incident. Nina moved to pay for half of the sewer line flushing for Cluster 65, the repair of the sewer line, and the deck removal leaving the owner to pay for the deck rebuild. Lisa seconded the motion. All voted in favor.

In moving the dirt around Cluster 6 to re-grade, it would appear that the foundation is in bad shape. GTPM will give the homeowner a head's up about the condition in case he wants to make repairs.

Aric is getting an estimate for the Cluster 4 water project before he leaves town.

b) CC&R status

One of the issues the board asked Frank to address was the ownership of the garages. If we change ownership to "studs in" it does not change the boundaries, it just clarifies the responsibility of repairs and maintenance. There is currently a "special use/use easement" of the garages. When you pay for your unit, you pay to get 100% use of the garage. Owners are responsible for the interior of units and doors and the HOA is responsible for the exterior. To

change the garages to full ownership, we would need to change the plat which would require 100% approval from the homeowners.

The “special use yard” is designated in Clusters 1 and 2. This is commonly referred to as the “garden area”

A “license agreement” allows owners to use the area as their own which is different than the “Patio Fee area” which is specifically the designated back patio area.

c) Parking

The idea is for everyone to get 2 parking spaces plus their garage. The board will work on plans for their individual Clusters to have completed by June 30.

4) New Business

a) Lagerman Sewer and deck

Discussed above

b) Storage use

Renters are permitted to use the storage area. We will need to have the area cleaned out and organized.

c) Lower Valley Energy

Clusters 1 and 2 have outside meters with wooden covers. LVE noticed that the covers have been screwed shut and have threatened to turn off the power if they are not unscrewed. Nina moved to have GTPM unscrew the covers. Lisa seconded the motion and all voted in favor.

~ Nina worked with the town who has agreed to paint the curbs red as directed at the entrances to Cluster 6, 5 and 3. If the paint doesn't help, we will have signs erected.

~Nina and Lisa completed the forms from the Bank of Jackson Hole and gave GTPM copies of their identification in order to be updated as the new signers on the bank account along w/ the additional names listed from GTPM.

5) Adjournment 12:50