

Cluster's Homeowners
Board of Director's Meeting
Friday, June 19, 2015, 10:00 am
MINUTES

1) Attendance

Phillip Gyr

Andi Phizackerly

Jessica Chambers (by phone)

Chris Arrasmith (by phone)

Demerie Northrop, GTPM

Nina Lenz, guest

2) Approval of April 15, 2015 Minutes

After discussion about the possible misinterpretation of the minutes, a few adjustments were made to clarify. Phil moved to approve the minutes as amended. Andi seconded the motion. All voted in favor.

3) Report of Officer

Reviewed the financials and delinquent accounts. Phil moved to approve the financials. Andi seconded the motion. All voted in favor.

4) Old Business

a) CC&R Update

There are currently 6 no votes and 12 yes votes to amend the covenants. 32 yes votes are required to amend the CC&Rs. There were some concerns voiced by Justin Tatosian and Stefan Fodor concerning the section that addressed the Patio Fee areas. While the HOA attorney stated that homeowners would need to get a town permit in addition to HOA approval to build in the patio fee area that did not satisfy the concerns. Andi will reach out to Stefan and Justin and see if they have any suggestions for this language. Maybe they will have verbiage that will strike a compromise in this section and we can continue to get the covenants approved.

b) Josie Horn Update

After the survey and titles search was conducted, Sean O'Malley stated that the ownership of the "Josie Horn" land is still unclear. Phil will visit with Sean further about this and push for resolution. The town states it is their property and yet has never maintained the area (i.e. snow removal).

c) Water Project Cluster 4 Update

The concrete guy had some medical emergencies that put this work behind schedule. The work should be happening today. Jessica is leaving to go out of town. She will make sure Jim Nowlin has Phil's phone number to use as a point of contact while she is gone.

5) New Business

a) New Directors

With Jessica and Chris both under contract to sell their units in the next month, the Cluster's will need to appoint two new members to the board. The existing board will reach out to neighbors and see if anyone has the interest in stepping in to finish the two existing terms.

6) Other Business

~ GTPM will contact landscapers and see if they can lower the mowing decks to get the grass shorter. They would also like to water the yard less as it is too wet.

~ It would appear that the dog park will not be in Powderhorn Park and new locations are being discussed.

7) Adjournment 11:15

Next meeting will be Monday, July 20th at 11:00