

Cluster's Homeowners
Board of Director's Meeting
Tuesday, July 8, 2014, 12:00 pm
MINUTES

CALL TO ORDER: 12:08

Board Members Present:

Nina Luxmoore

Chris Arrasmith (by phone)

Jessica Chambers (by phone)

Lisa Carranza

Others Present:

Demerie Northrop, GTPM

1) Approval of June 10, 2014 Minutes

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

2) Report of Officer

a) Secretary Treasurer

i) Financial Review

ii) Delinquent Account Update

Reviewed the financial information; everything looks to be in good shape. The delinquent accounts have been slowly paid off and there are only five remaining. Two of those units are for sale, but payments have been made by all delinquent parties in the past month.

3) Old Business

a) CC&R status

There is nothing new to report. Once the parking plan has been finalized, we will circulate the revised CC&R's to all homeowners to review and then call for a vote to ratify at the next annual meeting.

b) Parking

The intent is to provide each Cluster Unit with a garage and two extra parking spaces. Lisa has not had the opportunity to create a plan for Cluster 5 but will do so this weekend and will visit with the homeowners there to share her thoughts. There appears to be plenty of space in Cluster 4 and 6 while Cluster 5 only needs to create 2 more spots. Nina sent her thoughts to Clusters 1 and 2 and has only received input from one homeowner. Jessica has all but one homeowner on board with her plans for the Cluster 3 parking area. There are homeowners who have agreed to swap garages to make the plan work. Jessica would still like to consider a parking area behind the Cluster 3 garages, but there will be a lot more involved in that process.

4) New Business

a) Tatosian Tree request

The Tatosians have asked permission to plant 3 aspen trees behind their deck to create some privacy. Nina has been inquiring with landscapers because the board has concerns about roots systems and additional maintenance that may be needed for shoots. They would like to do a bit

more research in finding the optimum distance from a structure to plant trees and which trees would be best suited for the Clusters community. The board would prefer not to have Aspens, willows or cottonwoods and will check into other options.

** On 7/14/14 the board voted over email to permit the Tatosian's to plant anything besides an Aspen, Willow, Cottonwood, or Fruit-bearing tree no closer than 15' to any foundation. GTPM sent confirmation of this to homeowner.

b) Phizackerly Tree request

Andi would like the tree behind her unit in Cluster 4 removed. Lisa has a few trees behind Cluster 5 that she would also like to have taken out. Once we know how many trees are to be removed, we will get an estimate to have the work done.

c) Painting project

GTPM will get estimates to have the Clusters "touched up"

~ There is a landscape shed behind the Cluster 3 garages. There appears to be a lot of personal property in this shed. The board would like GTPM to send a letter to all homeowners asking them to remove their personal items from the shed and then will be replacing the lock. It is intended to be for Clusters property, such as extra hardy plank, not for people to store their personal items.

5) Adjournment 1:16