

**Cluster's Homeowners**  
Board of Director's Meeting  
Tuesday, August 19, 2014, 12:00 pm  
**MINUTES**

CALL TO ORDER: 12:16

1) Attendance

Board Members Present:

Nina Luxmoore

Alex Sheldon

Jessica Chambers (by phone)

Lisa Carranza

Others Present:

Demerie Northrop, GTPM

2) Approval of July 8, 2014 Minutes

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

3) Report of Officer

a) Secretary Treasurer

i) Financial Review

ii) Delinquent Account Update

After a review of the financials, the board decided that they would like to separate all of the work that was done behind Cluster 6 and designate it as "Emergency Repairs"

The invoices for Gus the Gutterman should be moved to the Water Project category

4) Old Business

a) CC&R status

At this point, the only apparent hiccup is the Cluster 2 parking plan. From initial feedback, they are opposed to the second parking space proposal. After discussion, it was decided that Alex would visit with each of the owners in Cluster 2 and find out if they would support either getting a designated second parking space, designating an overflow parking area for additional vehicles or making no change whatsoever. Nina will draw up a proposed parking map for Alex to show neighbors. One of the comments was regarding the lack of parking enforcement, to which the board agreed would be more aggressive once the new covenants are passed.

b) Parking Plan Update

See above.

c) Trees to remove

Discussed with Lisa the exact trees the people in Cluster 5 agree to have removed. There are two large Willows that are close to the building and are touching the roof. One is between 51 and 52 in the front and the other is off the deck also between 51 and 52.

The board wants to make sure the money is available in the budget before agreeing to the removal, as it will cost around \$3,000

5) New Business

a) Painting project

GTPM will continue to try and get estimates for the painting of the Clusters buildings.

b) Set Annual Meeting Date

Annual meeting will be scheduled for Monday, November 10<sup>th</sup> at 5:30 pm. GTPM will reserve the room at the library for this meeting.

c) Katherine Wonson Water

GTPM has been at this unit in Cluster 5 to inspect the water damage and its source. The neighbor did have a leaky toilet, but after checking, it did not cause water damage, it was just running. It would appear that the issue is with the gutters not being at the correct angle and the water draining straight down the corner of the building and getting into the unit that way. GTPM cleaned out the gutter and checked the moisture levels again once the rain stopped for a couple days. The wall was dry. They will change the angle and output on the gutter for a more permanent resolution.

6) Adjournment 1:10

Next board meeting is scheduled for September 9<sup>th</sup> at noon.