

Wainwright Cluster Association
Board of Directors Meeting Minutes

Feb 11, 2020

<http://www.wainwrightcluster.weebly.com/>

Attendees: Heather Robertson, Damien DeAntonio, Stacy and Tim Casey, Ryan Gordon, Erick and Claudia Osman, John Foley, James Case, Laura Avis.

Meeting convened at 7:33 pm at Lake Anne Community Center.

Welcome and State of the Cluster:

Mark gave the annual update. The cluster is in good shape financially and with the on-going capital improvements and maintenance. Several accomplishments for the year:

1. Cluster standard updates were submitted and approved by RA that covers: windows, decks, roofing, patios and lighting. Details can be found on the website.
2. Drainage work was completed in both the upper and lower cluster
3. Minor asphalt repair in both middle and upper cluster
4. Tree work:
 - a. Removal of 5 trees in middle cluster; replacement plans on hold due to additional tree expenses (see b)
 - b. 8 Chestnut Oak trees in the middle cluster were dying and needed to be removed due to a wood bore (totaling \$10,000). Wood bores impacted lots of Chestnut Oaks across Reston. One additional tree is still pending removal (estimate of \$3,000)
5. Light repair was completed in the upper cluster, this was a temporary fix to get the lights back on. Permanent fix will be explored this year.
6. Dues were increased half way through 2019 in order to finance carport roof replacement and asphalt paving of parking lots needed in the next few years.
7. Two successful cluster cleanups and cluster BBQ
8. Three homes were sold 1761, 1705 and 1729 (several of the sales were existing residents moving within Wainwright Cluster)

Financial Director's Report:

Heather presented an update on the finances. All books have been reconciled. We were over budget in 2019 largely due to unexpected tree removal.

Heather reviewed the major expenses for repairs, landscaping, trees and drainage. The cluster used \$2,769.41 from the reserves in 2019. Heather reviewed the 2020 budget as approved by the board for \$57,842.77. The cluster anticipates collecting \$58,800 in dues, plus \$1000 in fees. This would mean the cluster would add \$6,298 in reserves in 2020.

Grounds and Special Projects:

Damien gave an update on the landscaping projects from 2019, no major landscape improvements due to the cost of tree removal. Cluster has received some inputs from two different companies on tree replacement plans and is looking to finalize a plan and install new trees in the middle cluster in 2020.

New Officers and Election:

The board lost 2 members (Becka and Michael) this year due to people moving. Kat rejoined the board and Dave joined as well. In addition, Ryan and Erick are up for re-election.

Kat Vemeer, Dave Oakes, Ryan Gordon and Erick Osman were all elected to 3 year terms ending in 2023.

Open Forum:

A suggestion was made to move the meetings from Tuesdays to Thursdays. All agreed.

A resident noted that raccoons had managed to enter his carport and had been using it as a toilet. Residents may want to add screening to ensure animals cannot access the carport.

A resident noted that her sewer line recently had issues and the repairs costs were very expensive. More residents may face issues soon as drainage lines are aging (average life for cast iron pipes is 50 years). Dominion electric sells insurance that covers drainage lines that might be a worthwhile investment.

A motion was made to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 8:15 pm.

Any questions may be sent to President Mark Waddell at markw83@verizon.net

Next meeting will be **Thursday** March 12, at the Osman house, 1773.

Respectfully submitted,
Damien DeAntonio