

WAINWRIGHT CLUSTER ANNUAL MEETING

February 1, 2024

Board Members: Damien DeAntonio, Kit Case, Erick Osman, Ryan Gordon, Kat Vermeer, Tim Casey, David Oakes, John Foley

Residents: Michael Parrish, Stacy Casey, Toby and Carol Anne Marquez, Cooper

Annual Meeting started 7:35 pm.

State of the Cluster (Damien)

1. As planned, we completed repaving of the parking lots in all 3 sub-clusters in May.
2. Upper Cluster electrical issues were finally resolved in June after finally finding an electrician willing to take on the job.
3. After several VDOT complaints and follow-up, we now have no parking signs on Wainwright Drive at both crosswalks to help with visibility when crossing the street.

Plans for 2024

1. No major capital improvements planned for 2024. Goal is to continue to build reserves to allow for carport roof replacement to happen in 2025. Carport roof replacement was estimated to cost ~\$80,000 but that cost may have increased. Board will seek multiple bids in early 2025 to determine if reserves are sufficient to replace some or all carport roofs.

Board Election

2 Board members are up for reelection in 2024 – including John Foley and Heather Robertson. Damien motioned for 2 existing members to be reelected to the Board for 3-year terms, it was seconded and approved.

Review of 2024 Budget

While we spent more in 2023 (over \$100k) than we have ever this was largely due to spending over \$60k on repaving the parking lots as planned. Most other line items were complete on or below budget and the Cluster accounts are where we expect them to be to continuing building reserves for the purpose of replacing the carport roofs.

RELAC Updates, Questions and Discussion

- Wainwright Cluster HVAC Standard – RA assigned a DRB representative to help each cluster with developing a standard. Our DRB representative is former Wainwright resident Michael Wood. Damien talked with Michael this week and updated the Wainwright Cluster HVAC standard based on this discussion. Updates included:
 - Adding note that heat pumps (which would operate year-round) are not permitted.
 - Adding size and noise level restrictions based on county guidelines.
 - Other minor wording changes
 - Updated cluster standard (see attachment) was discussed and approved.
- Reston Association referendum – RA Board approved referendum, voting will start this month with results to be announced in March.
- RELAC Water Cooling Services – A Cooperative Initiative
 - Cooperative is moving forward with forming a corporation.
 - They are still waiting on additional quotes for repairs and additional chiller, hope to have this soon in order to be able to share financial plans.
 - Expect the buy-in to be under \$2,000 (and likely optional although a certain number of buy-ins will be needed to complete repairs)
 - They are also looking at starting services earlier (possibly in April instead of May)

- Some residents express concerns about moving too quickly to give up on RELAC as it will leave Vantage Hill and Heron House with no options (if RELAC goes not continue to operate).

February Monthly Meeting

The Board reviewed the January 2024 Meeting Minute notes, and motioned to approve, and was approved.

Treasurer's Report:

Checking: \$60,065.17
CD: \$17,133.95
Arrears: \$7,645.00
To be Deposited: \$525
Not yet due: \$1050.00

Long Term Items:

- VDOT request: Damien to follow up regarding no parking signs for the cross walk by the lower cluster.

Old Business:

- *Some topics covered during annual meeting.*
- Issues with resident of 1781 – there have been some issues with the resident (renter) in 1781. Police have been called and some neighbors have safety concerns. Police will continue to be contacted for future concerns and the board will contact the owners to ensure they are aware.
 - Owner of 1781 was contacted, Damien will follow-up.
 - No additional issues since last month.

MAIL

- none.

8:43 pm end of the meeting.

Next meeting is March 14th, at 1707 Wainwright Dr.

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RELAC announced on December 12, 2023 that it would no longer provide cooling services. In response residents of Wainwright Cluster will now be responsible for installing and maintaining their own central A/C (if desired). In order to allow residents to quickly gain approval on their HVAC installations and minimize workload on Reston Association's DRB Wainwright Cluster is submitting this modification to our Cluster Standards.

Wainwright Cluster Association HVAC standard:

- No heat pumps functionality, exterior units for cooling only
- Efficiency, noise and size need to be considered when selecting a unit.
 - Maximum 72 dBA
 - Maximum size of 36"Wx36"Dx42"H
- Exterior HVAC (central A/C compressors) are to be installed:
 - in the rear of the townhouse against the rear exterior wall of the townhouse or against a rear brick party wall
OR
 - side yard with DRB application to include appropriate screening from public sidewalk/right of way.
- Any length of exposed refrigerant lines greater than 4 feet should be covered with an HVAC line cover in a color that matches the material they are against.

**Any deviations need to be submitted to DRB for additional review*

***Note: The permissibility of individual A/C units is dictated by Reston Association Deed (specifically Section VI.2.b.15).*

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Links for cluster standards reviewed:

- Clusters with existing individual HVAC
 - Inlet Cluster (page 15) <https://online.flipbuilder.com/pamm/ldmz/>
 - Golf Course Island (page 27) <https://online.flipbuilder.com/pamm/isgd/>
- RELAC Clusters
 - Hickory Cluster (page 15) <https://online.flipbuilder.com/pamm/czwi/>
 - Waterview Cluster (page 23) <https://online.flipbuilder.com/pamm/yage/>