

WAINWRIGHT CLUSTER ANNUAL MEETING

January 12, 2023

Board Members: Damien DeAntonio, David Oakes, Heather Robertson, Kit Case, John Foley, Kat Waters, Erick Osman, Wendye Quaye

Monthly Meeting, started 7:37pm

The Board will review and approve the December Meeting notes during the June meeting.

Treasurer's Report:

Checking: \$81,290.95
CD: \$17,106.10
Arrears: \$2,825

Long Term Items:

- Historical Marker – still pending, requires follow up.

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- Historical Markers
- Wainwright VDOT requests
 - Crosswalk signs by Upper Cluster have been installed
 - Sink holes in lower cluster, have been notified to VDOT.

Old Business:

- IRS bill – response received; penalty removed – 900EO not showing up on IRS site for 2021 – site indicates they are still processing, this is good progress.
- Upper Cluster Damage from Amazon Truck – payment was received from Amazon for \$900.
- Capital Improvements (Carports and Parking Lots), 3 options:
 - a. Proposal to complete all capital improvements in 2023 using 7 year loan (@7%) for \$160,000, includes \$80k in interest payments
 - Requires an additional \$175 per quarter in cluster dues for life of loan (\$525 total/quarter)
 - Additional principal payments may be possible to reduce total interest paid
 - b. Complete all capital improvements in 2023 using one-time special assessment (\$3500/house)
 - c. Complete carport roofs in 2023 (\$40k + \$25k for plywood) and parking lots (\$70k) in 2025
 - Carport roofs would be done in 2023 out of reserves that have been built up
 - Requires \$175 additional per quarter in cluster dues (\$525 total/quarter) to rebuild reserves and do asphalt in near future.
- Upper cluster electrical issues – Erick to follow up with an electrician.
- RA Complaint for tree removal (10/2021)
 - a. Tree replacement plan submitted. Need to get an estimate to complete plan in early Spring.
- Sid's bench wanted/unwanted visitors

NEW BUSINESS

- Annual Meeting scheduled for February 16 refreshments at 7pm, meeting start at 7:30pm
 - Agenda: State of Cluster, Budget Review, Capital Improvements (review options and vote?)
 - Approve budget for Rose Gallery (\$48/hour x 2.5 hours = \$120) and refreshments for \$150. Motion to approve \$270 for the annual meeting costs, seconded and approved.

MAIL

- none

OPEN FORUM

8:32pm end of the meeting.