

Wainwright Cluster Association
Board of Directors Meeting Minutes
July 10, 2018

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

Attendees: Heather Robertson, Damien DeAntonio, Michael Wood, Ryan Gordon, Rebecka Manglanathan, Francesco _____ Michael Key, and Stephanie Kingsbury.

Meeting convened at 7:36 pm in the middle cluster courtyard.

A motion was made to approve the June meeting notes, which was seconded and approved.

Financial Director's Report:

- Checking (Reconciled as of June 30): \$ 34,715.69
- CD: \$16,200
- Arrears \$4,200
- Uncleared checks: \$0

Old Business

- **Drainage upper cluster:** Since there hadn't been heavy rain recently there hasn't been a chance to observe and take pictures of the issues in order to bring in a consultant.
- **Insurance Review:** Heather will be looking through the coverage line by line with Mark to evaluate if the cluster has appropriate coverage.
- **Disclosure Document Review:** The cluster is no longer printing handbooks for closing. The last 3 closings have gone smoothly with just signing the disclosure document.
- **Group House Noise/Tenant** We do not know if the resident has moved. The board will follow up with Erick/John to get an update.
- **Lamp Post Repairs** The middle cluster light needed a photo cell replacement. The lower cluster light had a broken LED and driver. It seems to be a manufacturing defect. Michael will follow up with AMP to see about a replacement.
- **Entrance Landscaping** Lower cluster bushes are dead from the excessive rain and lack of sun/drainage. The cluster needs to install a rain diverter to the rear roof of the carport next to the entrance. Michael will find a solution for the rain issue. The landscape company insured the plants for a year so they will be responsible for replacing them. Damien will check Cardinal's contract to see if it includes weeding the entrance gardens and ask that it is added if it is not already included.
- **Cluster Updates:** Michael will continue working on a design for a historic sign designating and describing Wainwright Cluster historical significance.

The board will continue to look into adding access to amenities such as access to the tennis court, bike storage, boat storage etc.

New Business

- **House Sales:** 1747 has been sold and will close on July 31.
- **1709 Vines:** Carol Ann cut down the vines she was concerned about but now they need to be removed. It also needs to be cleared further. Damien is looking into affordable options to getting it cleared and picked up.

Mail

- Letter from trash vender indicating that our trash bill will be increasing by a \$17/month due to an increased disposal fee from Fairfax county.

Open Forum

- The billing address for cluster dues has changed from 1741 to 1753.

Closed Session

The Sept monthly meeting will happen Sept 11th outside in the middle cluster courtyard.

A motion was made to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 8:32 pm.

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

Respectfully submitted,
Rebecka Manglanathan