

WAINWRIGHT CLUSTER ANNUAL MEETING

July 14, 2022

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

Monthly Meeting, started 7:38pm

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

Treasurer's Report:

Checking: \$70,935.88
CD: \$17,935.88
Arrears: \$1,975

Long Term Items:

- Historical Marker – still pending, requires follow up.

Old Business:

- Snow Removal
 - Curb repair in middle cluster – completed. Martin's landscape completed those repairs, but based on the lack of customer care – the Board has agreed to find another snow removal company based on this experience. Damien and Kat will look at various lists of potential service providers.
- IRS bill – still pending final resolution – to date, the returns are not posted on their website as resolved. Damien to continue to check. No additional bills/notices received.
- Damage from Amazon truck in upper cluster. Erick and David will purchase repair materials, approved up until \$250 for materials (motioned for approval, seconded and approved). The Board will submit the expenses for reimbursement to Amazon as a claim.
- Tree Work
 - Tree work/removal approved in the June meeting has been completed. This is the area between the lower and middle cluster.
 - Additional trees seem to have died quickly and/or is dying. The additional quote is \$3,500, which would include stump cut low to the ground and remove all the wood. An additional \$200 for some branch removal. Damien motioned to approve the additional amount, it was seconded and approved. The total for tree removal has exceeded the 2022 budget, however, we have not spent the full amount of the snow removal budget.
- VDOT request submitted about crosswalk safety near the upper cluster – Damien received confirmation it was received, and new signs will be installed about not parking so close to the cross walk.
- Middle Cluster Common area weeds. The area to be maintained is simply too large to maintain, either by hand weeding and by the excessive amounts of herbicides/pesticides that would be needed. The Board discussed a variety of options. We've agreed to reduce the area of mulching to a minimum, the other areas we will obtain a quote from Cardinal (and perhaps others) to lay sod. The next step is to demarcate where the areas where the sod will not be laid. Damien, Heather and Wendye and anyone who wants to join.

NEW BUSINESS

- The Board got a quote/ball park estimate for reroofing all the carports. The initial quote was for \$38,600. Any plywood repairs would be on a time and material basis – 1/2" plywood would be \$4/square foot = \$384/sheet of plywood.

- The Board discussed the long term capital improvement plans – including carport repairs (including painting) and parking lots – which continue to be pushed out. We have the highest level of reserves in recent history, however, it is still not enough to cover the estimated expenses to do it all. Tasks: Heather will look into Cluster requirements for approvals needed for loans/special assessment approvals. Kat will look into Reston Associations HOAs have used loans and what financial institutions specialize in this. Tim Vermeer will also look into additional quotes for carports and asphalt replacement.

MAIL

- none

OPEN FORUM

- Erick continues to remind the Board that Cardinal does not mow behind the 1771.

8:52pm end of the meeting.