

WAINWRIGHT CLUSTER MEETING

May 9, 2024

Board Members: Damien DeAntonio, Heather Robertson, John Foley, Ryan Gordon, Eric Osmann, Tim Casey, Kit Case

Homeowners in attendance: Wendye Quaye and Laurent Minassian

Monthly Meeting, started 7:34 pm.

The Board reviewed the April meeting notes, and motioned to approve, and was approved.

Treasurer's Report:

Checking: \$99,806.32
Arrears: \$9,703

Long Term Items:

- Handbook Review for resale packages.

Old Business:

- Cluster Clean Up – completed April 20, 2024. Kat will send out non-participation fees. Generally lower than average turnout, particularly in the lower cluster.
- 2023 Taxes have been filed, as of April 15, 2024

New Business:

- Price increase from Quick Books for \$55 this next year.
- HVAC DRB Application, homeowner 1735 submitted a certified mail notification of their DRB application for installation of an HVAC. Homeowner presented to the Board the rationale for installing an HVAC unit in the front of the home, which is not in compliance with the recently adopted Cluster Standard. The homeowner proposes to put the unit in the front (with vegetation screening), on the basis of increased cost, and impact to their recreational space in their backyard. The Board explained the purpose of cluster standards – which is to maintain a visual consistency for all homes, a cohesive design standard. The Board explained that the cluster standard was debated for months in early 2024, and all homeowners were welcome to participate, at any meeting – and all homeowners were notified repeatedly about the topics of the meetings, including the Annual Meeting that very few homeowners chose to attend. The homeowner was encouraged to consider that the simplest solution which is to revise the design proposal to place the HVAC unit in the back of the home, likely at higher costs, assuming they've obtain other approvals for exemption from RELAC. The Homeowner also confirmed that the technical specification for the unit he wishes to install does meet the Cluster decibel rating, but the homeowner is encouraged to revise their submission – as it stands right now, the unit proposed exceeds the cluster maximum DB for sound.
Ultimately the RA Design Review Board will decide on the application submitted. The Board explained that the Board is not an enforcement body, but it does develop and approve cluster standards. If the homeowner proceeds with installation in the front of their home, does so at their own risk of noncompliance and potential remediation costs. Wainwright Board did not consider the request made to revise the Cluster standards, and reiterated the position of the Board for having chosen to establish a standard for the placement of HVACs in the back of the houses. The Board thanks the homeowner for the manner in which the conversation took place (even if it was not the outcome they wanted), and in fact the Board received an email after the meeting, also recognizing, with thanks, the manner in which the Board listened to, and responded, to the homeowners requests.

- Damien shared a \$1000 proposal by a homeowner in the lower cluster to clean up the cluster property behind their home. The cluster approved any effort by a homeowner to clean up the common area, but not the priced proposal to do so.
- Kat received a request from the bank due by January 1, 2025 for the Beneficial Ownership Information.

OPEN FORUM

- Wendy notified the Board about new invasive grape species that are overgrowing our common spaces. Encouraged neighbors to recognize and be diligent about removing it.
- Residents are encouraged to deter and remove racoons that set up residence in carport areas, and securing garbage cans.
- Trees in the upper cluster (parking areas) need to be trimmed, and may start dropping branches.

9:00pm end of the meeting.

Next meeting is June 13th, 2024.