

WAINWRIGHT CLUSTER MEETING

November 10, 2022

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

Monthly Meeting, started 7:35 pm

The Board reviewed and approved the October meeting minutes.

Treasurer's Report:

Checking:	\$79,959.77
Awaiting Deposit*:	\$5,600
CD:	\$17,101.81
Arrears:	\$4,975

**Please note the Wainwright Cluster Treasurer only deposits checks once per month toward the end of the month. Therefore, checks for dues sent early in the month may take several weeks to clear.*

Long Term Items:

- Historical Marker – still pending, requires follow up.

Old Business:

- Snow Removal
 - Perfect Landscapes strongly advises treatment (sand/deicer) as needed for plowed areas.
 - The board discussed and agreed not to add sand/deicer as the cost is significant and there have not been issues in the past.
- 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.
- Long term capital improvements:
 - Board plans to research loan terms (7 and 10 year) to provide options for review and voting at the next annual meeting (Feb 2023) in order to be able to repave parking lots and replace carport roofs.
 - Approximately \$135,000 (\$40,000 for roofs + \$25,000 estimated additional plywood costs + \$70,000 for parking lots [milling and paving])
- Electrical issues in upper cluster:
 - Electrician was able to connect power from resident house to get carports and sign light working again. Remaining issue is likely somewhere between second pole and the electric panel.
 - We will work with Red Hawk to get a line run from another resident house to the second pole to hopefully restore power to the 3 remaining poles that are out.
- RA complaint for tree removal
 - DRB Decision from resident compliant: The DRB requires that the applicant submit a tree replacement plan (to include installation timeline) to staff for the three (3) trees removed which shall include a minimum of one (1) replacement tree being a Conifer or appropriate Evergreen with a four (4) inch caliber on the other two (2) trees.
 - Tree plan reviewed and approved, add 3 trees (redpoint maple, eastern redbud and nelly stevens holly).

- Plan will be submitted to RA. Assuming RA approves the plan we will get a quote from Cardinal to plant the trees in the Spring.
- Cluster cleanup –
 - Good turnout for cluster cleanup, lots of work accomplished.
 - One challenge every cleanup is make-up work for resident unable to attend cluster cleanup. The board agreed that moving forward any resident unable to attend will need to complete work PRIOR to the cluster cleanup date or pay the non-participation fee. The board will continue to try to set a date 30-60 days in advance to allow ample time for planning.
- Sid's Bench
 - On several occasions over the past few months someone has had to cleanup a large amount of trash (mainly beer bottles) left behind
 - Should be explore the possibility of moving Sid's bench? Discuss with Carol
 - Problems continue, board is going to look into moving the benches.

New Business:

- Cardinal Landscaping Contract for 2023
 - Cardinal provided a contract for the same services as provided in 2022, prices stayed consistent except for leaf removal which increased significantly due to increasing costs for leaf disposal.
 - Board motioned and approved the 2023 contract at \$19,123.
- Budget for 2023
 - Board reviewed initial draft budget for 2023
 - Most of the budget remains unchanged except for increases in trash, landscape and insurance premiums.
 - Budget will need to factor in down payment for loan as well as loan payments for the planned capital improvements. This will be added (as estimates) before budget is approved next month.
- State Farm Insurance Invoice
 - Invoice for 2023 received for \$1,996.80. Board motioned and approved.

MAIL

- None.

OPEN FORUM

- None.

8:15 pm end of the meeting.