

WAINWRIGHT CLUSTER MEETING

October 13, 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 September meeting minutes.

Treasurer's Report:

Checking:	\$77,685.05
Awaiting Deposit*:	\$2,100
CD:	\$17,099.63
Arrears:	\$1,125

**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
 - Several quotes for snow removal were reviewed (for comparison, last year Martin Lawn was \$135/hr w/ 3 hr minimum for plowing):
 - Perfect Landscapes (used by Courts): \$130/hr w/ 2 hr minimum for plowing
 - Hemax (used by Coleson): \$150/hr w/ 2 hr minimum for plowing
 - Board motioned and approved signing a contract with Perfect Landscapes, they were lower cost and more responsive.
- 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.
- Middle Cluster Common area weeds. The area to remain mulched was marked off and Cardinal came out to provide an quote for sodding the remaining area (approximately 764 sq/ft), the quote was \$2,248. Grass has started to fill in the area so the plan for now is to add seed during cluster cleanup.
- Long term capital improvements:
 - Board plans to research loan terms 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])
 - Kat contacted Sandy Springs to get information on loans and rates. Kat will have numbers for presentation at the annual meeting comparing completing the needed improvements using a 7 year loan vs a one-time special assessment. We will likely need to reach out to vendors to get updated estimates/proposals closer to the annual meeting
- Electrical issues in upper cluster:

- challenges getting an electrician to respond. Red Hawk is supposed to come out next Monday or Tuesday to connect the carports and at least one light to resident electrical.
 - Board motioned and approved up to \$350 for work to be completed.
- We will also ask Red Hawk to provide an estimate for connecting remaining fixtures to resident electrical to avoid needing to trench the entire upper cluster to rewire.
- 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.
 - Resident request: propose (1) Nelly Stevens to match the existing along the street, and (1) canopy tree
 - Damien will ask resident for new proposal that meets RA decision.
- Cluster cleanup –
 - Scheduled for November 5th starting at 9 am
 - Board discussed tasks and materials needed, board motioned and approved a budget of \$300 to cover new cluster wheelbarrow, grass seed and coffee and donuts.

New Business:

- 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
 - Board deferred any decision until feedback can be gathered from other residents.

MAIL

- None.

OPEN FORUM

- None.

8:35 pm end of the meeting.