

WAINWRIGHT CLUSTER MEETING

September 7, 2022

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

Monthly Meeting, started 7:35 pm

The Board reviewed and approved the July meeting minutes.

Treasurer's Report:

Checking:	\$78,422.22
Awaiting Deposit*:	\$1,825
CD:	\$17,097.52
Arrears:	\$1,825

**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
 - Due to issues with Martin Lawn and Landscape last year a new provider needs to be found for this coming winter.
- 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 – all planned tree work has been completed. Any other items that need attention should be brought to the board for review with Reston Tree during the next review/walkthrough.
- 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 board deferred a decision on sodding the area until next month.
- Long term capital improvements:
 - Kat contacted RA and found that RA does not have anything preventing cluster associations from using loans to do 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])
- Vantage Hill Redevelopment Update – redevelopment moving forward, conceptual approval received from DRB on design and materials

New Business:

- Electrical for upper cluster – assessment by electrician is not good, more wiring issues that could require expensive fix (e.g. digging/trenching to run all new wires). Erick and John will work to get an estimate on

temporary and permanent repair. The board is working to get the issue corrected but is also dealing with challenges in just get electricians out to provide estimates.

- Trash Service – American Disposal sent notice that they will be reducing trash service from 2 days per week to 1 day per week starting in October. Collection days may change and the board will communicate as soon as the information is received. Costs will remain the same as the amount of trash collected will remain unchanged. American Disposal did offer to allow us out of the contract as they are changing the terms but they still remain the best option based on cost and service.
- RA complaint for tree removal – the board received notification of a compliant submitted by a resident in regard to 3 pine trees removed in the lower cluster in October 2021. The board is working through the DRB process to resolve the compliant. Resident request was also submitted this week to add (1) Nelly Stevens to match the existing holly trees along Wainwright Dr and (1) canopy type tree to fill in for privacy. The board discussed the proposal but is awaiting the decision from the DRB application submitted before taking any further action.
- Upper cluster carport gutter issue – resident notified the board that the gutter is not performing as it should. The board will take a look and see if it can be fixed as part of cluster cleanup (or sooner).
- Cluster cleanup – the board discussed the date for Cluster Cleanup and agreed that fall cluster cleanup will be November 5th. More details and plans will be discussed during the meeting next month.

MAIL

- VA state registration fees bill received

OPEN FORUM

- None.

8:30 pm end of the meeting.