

Coleson Cluster Meeting  
January 5, 2015  
1682 Wainwright Drive

Attendees: Barbara Larsen, Vern Wyly, Laura Dalton, Kerri Bundy  
Treasurer: Marion Greene  
Minutes taken by Talia Deccio  
Barb's house

Call to order by Vern at 7:09 p.m.

Approval of December 1, 2014 minutes:

Laura made a motion to approve the minutes with minor changes. Vern seconded the motion. Barbara will make the changes. Passed unanimously.

CCA Financial Status Report:

Marion provided the report. The checking account balance is \$22,493.38. The savings account has \$14,320.11. One CD is maturing this week. The total balance in the reserves is \$124,279.93. Expenses were routine. A legal bill was a bit more expensive than expected so Marion called them back. We were charged too much but Marion had them look at that and they fixed it!

Arrears: One household is 6 quarters behind with a balance of \$3193.50 and 2 existing liens. One household is 14 quarters behind with a balance of \$7194.80 and 3 existing liens with another lien in process of being filed. Two households are 1 quarter past due. These balances include legal fees.

One CD is maturing. Marion went over some options and interest rates to transfer the funds of the maturing CD into. Vern said that we need to ask if there is a penalty for withdrawing early. Marion said that if there is it should not be that much money.

We have about \$60,000 immediately available between checking, savings, and the maturing CD.

Vern motions to give Marion and Vern the discretion to decide between the 48 month and 66 month options after going to the bank and asking about penalties for withdrawing early.

**Vern motioned the board to authorize Vern to sign the maturing CD for a 30 month CD at 1% interest. Laura seconded. Motion passed unanimously.**

2016 Budget:

Marion said we are doing well. A few unknowns are snow removal and legal. Landscape is going well.

Vern said that the money we budgeted for trees this year only allowed for the priority tree work to be done. When talking about the budget, should we continue to just plan for priority safety work?

Marion talked about the budget worksheet she prepared. With the numbers from previous years, she estimated the budget in each category for 2016.

Vern said he wants to get more quotes for the insurance this year.

The board talked about the fact that some of the work on the carports could come out of reserves. We could put it in the budget or take it out of reserves. Vern said we are getting to the point that we have been squeezing as much as we could to keep from raising dues and we now need to consider raising dues if we want more in our operating budget.

Homework: Vern said to come prepared to come to the February meeting ready to put some hard figures into the 2016 budget.

#### Selection of No Parking Sign and Funding Approval:

The board discussed different options for a no parking sign between 1634 and 1632. Vern brought a few options to the table. **Vern made a motion that the board approve sign option 4 for the no parking sign and authorize Vern to spend up to \$100 to purchase the necessary materials to put the no parking sign up between 1632 and 1634. Barbara seconded the motion. It passed unanimously.**

#### Schedule of monthly meeting dates:

Meeting dates were scheduled for the next few months. They will be held February 2nd at 7:00 p.m. and March 2nd at 7:00 p.m. At the March meeting a final budget needs to be prepared to give to the homeowners to review. April 6th will be the annual meeting and a board meeting will be held afterwards. The new board will be scheduling the rest of the board meetings for the year.

We need to decide a date to vote on the new budget.

Homework: The board needs to discuss the reserve study. Read through the Reserve Study documents so the board can be prepared to finalize the official Reserve Study.

#### Other business:

A homeowner was concerned about slipping on the moss on our path. **Vern proposed that the board approve a \$40 expenditure to Barbara and Joe and Sam and Ilene to use their water to power wash the path. Kerri seconded the motion. It passed unanimously.**

Vern discussed the idea of having salt available for residents to use on the icy sidewalks. Vern would like for someone to volunteer to research how much the salt costs. Kerri will research. Having salt just out might be a liability so Talia may have to man the salt. Sand may be an option too. For either salt or sand we would need to figure out how to pay for it and store it.

Kerri asked about the paper being signed authorizing police to check cars parked in the cluster and to put up a new unauthorized towing sign. Barbara will look into this.

#### Watch light Outage Update:

Kerri said someone from Dominion was working on a light Christmas Eve. Vern said it takes a lot of work because the new heads do not fit on our light poles. There are some electrical issues. Marion had an idea to get some solar lights. Vern said that is a good idea as long as it has a lot of lumens, or light output, and is affordable. Marion is going to research it.

#### Paving Committee Update:

Vern asked Sam and a committee to research putting in new pavement. Sam is looking into an environmentally friendly option. Vern was concerned about tree roots popping up because the water can seep through the ECO friendly pavement option. This committee will meet this week.

#### Carport Roof Leak:

The roofs on two carports are made of bitumen. They are old. There is also a leak in the drain of one of these carports. Vern got some quotes from Shiner to get these repairs done. One option is that we could fix the leak and it could buy us 2 – 3 years. Our other option is to replace the roof. To fix one carport with a TPO roof, Colbert would charge \$8300. Shiner would charge \$13,355 for the same type of roof. It was asked why we wouldn't have a Duro-Last roof put on. There was discussion about these different types of roofs. Vern will get a quote for a Duro-Last roof and get quotes for the carport for 1640. Marion has a quote for the carport roof near 1640.

#### Other business:

Barbara said a homeowner wanted a list of pros and cons to the RELAC issue. Barbara passed out some information she had gathered. It was discussed that the cluster residents have received a lot of information already so we do not need to circulate anything more.

The meeting was adjourned at 9:05.