

## Cluster Meeting Minutes 9-12-23

Present at the September meeting: Jon Rojas, Jane LeGros, Keith London, Dilant Patel, Clayton Lee, Sara Theile Reid, Ben Luberda, Michelle Creemer, and Anne Smyers.

Not present at the September meeting: Jason askew

Call meeting to order at 7:33 PM.

- Membership Forum:
  - Michelle Creemer from 1503 Farsta described her ongoing problems with the pine trees in her backyard. They are leaning and dropping sap. We will check the plot maps to see the location of the trees. During the next arborist walk, we will have them look at the trees.
  - Requesting TWC to look at the Farsta plat map to decide where the trees are located.
    - Motion to approve TWC to look at the plat map at 8:05 PM.
- Motion to approve August minutes as is at 8:06 PM.
- Landscape Committee:
  - The Landscape Committee is requesting to approve Santa Elena up to \$7,420 for various tree work.
    - Motion to approve Santa Elena tree work not to exceed \$7,420 at 8:10 PM. (The original cost was \$9,295, but \$1,875 was removed for the emergency tree work).
  - Vote for other landscape items will occur in November.
  - We will contact Bentana East and Valencia to see if we can lower landscaping costs.
  - Requesting to reach out to TWC to obtain information about tree care, invasive care, and home upkeep information.
    - Motion to approve asking TWC about tree care, invasive care, and home upkeep information at 8:26 PM.
- Budget and Finance Report:
  - Right now we are running about \$8,000 over budget. Recommend to have \$15,000 to \$25,000 in retained earnings. Right now we have around \$55,000.
  - Follow up with Kim at TWC to see their steps on how they contact homeowners with back dues.
  - Will give an update on the cluster audit and reserve study during the October meeting.
  - Motion to approve budget and finance report as is at 8:44 PM.
- Old Business:
  - Draft budget review. Reserve study results will be important in determining the dues in future years.
  - Requesting to approve next year's budget which would include a \$5 a month dues increase.
    - Motion to approve next year's budget with a \$5 dues increase at 9:27 PM.
      - Yes vote - Anne Smyers, Jon Rojas, Dilant Patel.
      - No vote - Keith London
  - Sara will reach out to TWC to get CD rates.
  - Jon will set up a meeting with TWC to discuss the management of contracts so individual residents are not managing them.
- No New Business
- Upcoming events:

- October 1 – Annual budget meeting at 7:30 PM. Location to be announced.
  - October 10-Board of Directors meeting at 7:30 PM on Zoom.
- The meeting adjourned at 9:31 PM.