

## **2009-10 Coleson Cluster Board Meeting 7 p.m. Monday, February 15, 2010**

**Harris Finkelstein** called the meeting to order at 7:12 PM at 1672 Wainwright Drive Those in attendance were: Freya DeCola, Harris Finkelstein, Jeff Kosmicki, Will Fraize, Beth James, Joe and Barbara Gems, Chuck Szepanski

### **1. Snow removal discussion**

The cluster is more than \$100/household off budget because of the snow removal. Harris would like to keep the assessment at \$100 and collect the money over 4 quarters (add \$25 per quarter) and pull the remaining costs from the operating budget and emergency reserves. It will be an emergency snow removal fee. It should not be part of the dues. Freya would like the full amount to be put on the bill and those who cannot pay the full amount should work with Freya on a payment plan. Joe suggested making the assessment the full \$125 that is due for snow removal. There may be additional costs that may have to be paid because of the snow, so any monies will help. The Board is hoping to get the full amount as soon as possible, but will allow people to pay in increments if necessary. It was decided to put the assessment at \$125. The plow people are good about fixing any damage that resulted in the plowing, so if people see any damage, please call attention to it. Will made the motion and to charge each household in the cluster \$125 (people will be given a whole year to pay if needed) and if we get additional snow, there may have to be another meeting and additional fees charged. Harris seconded the motion and Jeff voted yes. It passed.

### **2. YTD Financials— Freya De Cola**

Freya got approval to pay the outstanding bills for snow removal, Dominion Power and Will Fraize. The Board decided to spend the rest of the money in the tree maintenance fund, but not the special clean-ups fund (\$936). The Board may have to pull an extra \$200 out of special clean-up to cover the tree spraying (tree maintenance). Other than snow removal, the budget looks really good for this past year.

### **3. Discussion and approval of 2011 budget**

A draft of the budget to be distributed to the Cluster has to be approved at today's meeting. Next month there is an open meeting for the whole Cluster to discuss the budget. The Board decided not to raise the snow plowing budget. Painting of the car ports is going to be a cluster project rather than paying someone to do it. The Board is planning on budgeting \$1000 for the special clean up and \$500 for improvements (should also have a free \$500 from Shenandoah when the Cluster signs the new contract). The \$6000 for tree maintenance is based on a proposal we received before the snow, so there may be additions. There is \$1648 which needs to be allocated someplace to make our expenses equal to our income. \$1000 will be added to the car ports to have a structural engineer to come and look at the car ports and the remaining \$648 goes to tree maintenance. The reserves allocation has already been raised by 3.5%. The dues will not be increased this year because of the trash collection is cheaper.

The question of whether the Board want to allocate funds from the reserves fund for capital improvements was raised? By 2016, 6 car ports should be reroofed (\$44,500 total inflated

costs). Currently there is \$32,000 in reserves (plus whatever gets put in this year). It is tentatively planned to replace two car ports next year with reserve funds (\$13,000).

The budget has been approved pending the questions Will has regarding the questionable sentence in the Shenandoah contract.

#### **4. Upcoming events**

There is reserves funds seminar on February 24, 2010 that Reston is putting on. Harris is planning on going and is planning on inviting John Stroik.

There is also a daylong meeting for home owner associations. The cost is \$50/person. There is money available if anyone wants to go. Freya is planning on buying the two tickets and going with Harris.

#### **5. Other business.**

Update for Households Behind on Dues – \$2129 is outstanding on dues and late fees. Three households are in arrears. Letters will go out from the cluster to the households that are over a year in arrears.

Other Issues – The president and treasurer only pay for trash collection. This year that fee is going down, so they are paying even less. Harris suggested that this fee should be a fixed fee rather than just the trash, Freya suggests that they should pay their allocation of the reserves (for next year that would be \$96/quarter), but not for trash. It was approved to make this change.

Will is going to contact Lake Anne to see if April 5<sup>th</sup> is available for the annual meeting. Monday, Wednesday of that week and then the next Monday are available backup dates. Laura's term is ending, so there will be elections.

#### **6. Adjournment**

The meeting was adjourned at 9:46 PM.

Next Meeting Scheduled for March 15, 2010.