

Soapstone Cluster Monthly Meeting Minutes, July 23, 2025

Meeting called to order at 7:02 PM

In attendance: John and Barbara, Chad, Debra, carol Ivory, Nelsi, Sebila Raubacher, Jeff Davis, Adam Smith, Patty Reuss, Thomas Gehring, Janna Marchione, Amy Walker, Brian Walker

Misc

- Meeting minutes from June 2025 have been distributed to residents via newsletter and are approved
- There will be no August meeting.
- What do white spray painted X's and dots mean on the sidewalk? X's are for segments that are slated for replacement, dots are for segments that require further assessment prior to work being commenced.

Cluster Directory

- It needs to be updated. Adam, Carol, and Janna will make it current within the next few weeks.
- Carol Ivory has the most recent database.
- The Board should check with Jeremy at Gates Hudson to see if they have a more current version.

Parking

- If a resident reports a unit with vehicles occupying more than three spaces on cluster property, the board will send the property owner a letter referring to the regulation that no more than 3 cars per unit are permitted on cluster property and request that the owner come into compliance with that regulation.

Paving

- We sought estimates from 3 companies, beat them up on the pricing, and in the end, based on responsiveness, payment terms, reviews, references, and pricing, went with Brothers.
- Barbara: We need to ensure that all spaces are properly labeled upon receiving new paint. Carol believes she can find the original diagram. She will look for it and share it when she finds it. Reserved spaces may be deeded. Perhaps Gates Hudson has the info?

Landscaping

- Lawns are not being maintained. RA spec is 12" before height is a violation. Soapstone Cluster does not have regulations

- Brightview is still not picking up the small piles of sticks that have been in existence for months after repeated requests to do so. The Board will make another attempt to inspire action on this.
- Sebila: Trees seem to be a never-ending challenge and expense. The new board has added a fourth phase to the tree work as well as requesting an additional three trees to be removed. The three in question required RA approval and have received it. All that's left is the cutting.

Concrete

- Sebila: We've got the signed contract. Work will commence on July 31, August 1, and August 4. Asphalt is slated to take place August 11 and 12.
- Addy: There is a significant dip in the grade of the lot in its corner in front of her unit. She requested Brothers assess it for possible remediation. Sebila agrees and will direct Brothers to inspect it.

Playground

- It's getting seatbelts (2). The bench at Woodhollow will be receiving its back on Friday.

Retaining Wall Behind 11580 Woodhollow

- It's 100% on Cluster property. Cost is around \$1000.

Formation of a Maintenance Committee

- There are a lot of grounds issues that fall outside of the umbrella of the landscaping contract. There used to be a committee that would meet regularly to keep these items in check. The Board needs to see if there's enough interest in the community to restart this. Adam will take the reins.

Wood Chips

- The pile at Hearthstone needs to be moved. It is in conflict with the brand new bench that is there. This can be an item for the landscape committee.

Finances

- Jeff: We have money for projects, but we're going to have to break a CD in order to finance them due to a forest worth of tree work.

Facebook Page

- Chad inquired about whether or not the page is active. If it is, should we not make it private?