MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
COMMON AREA COMMITTEE

Monday, March 14, 2016

The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, March 14, 2016. The meeting was called to order at 7:00 PM by Robert Burns, CAC Chairman, in the Cameron Club Henderson Room.

Members Present: Robert Burns, CAC Chairman
Linda Greenberg, CAC Member
Mindy Lyle, CAC Member
Kathy McCollom, CAC Vice Chairman
Susan Willis, CAC Member
Ken Jonmaire, CAC Member

Member Absent: Jeanne Brasseur, CAC Secretary

Others in Attendance: Bette Sanft, Community Manager (CMC)
Joel Owen, Lancaster Landscapes
Carlos Rios, Lancaster Landscapes
Frank Rathgeber, Resident

OLD BUSINESS:

Move to: Approve Meeting Minutes – Feb 2016
Moved by: Willis
Seconded By: Lyle
For: All
Against: None
Motion Passed

NEW BUSINESS:

Updates:

From Lancaster: Tree planting scheduled for late winter is complete.

The proposal for additional hardscape in the gazebo circle requires a city permit. No word so far, Bette will follow up.

Many city streetlights have been repaired, thanks to Bette and Dierdre. Painting the lower parts of the poles in our common areas will be done in April.

Resident Open Forum:
Frank asked about the dying hemlocks at the end of the Linear Park. The committee explained how a city contractor mistakenly turned off the irrigation last summer then didn’t turn it back on. Residents didn’t notice the problem until they saw trees dying. The city did promptly turn the water back on as soon as they were notified. They are now seeking corrective action with the contractor to replace those trees and bushes. Mindy noted that it’s up to all residents to report when they see something not right. Many saw the declining trees and it could have been reported to the city much sooner.

Common Area Application:
No common area applications.
Proposals:
25158, $17,040 for 2016 Linear Park Maintenance
25159, $49/hour for approx. 44 hours this year to maintain the fountain in Donovan Park

Move to: Approve these two proposals
Moved by: Lyle
Seconded by: Willis
For: All
Against: None
Motion Passed

25348, $4,200, irrigation for Gardener Drive pocket park. (A peculiarity of Phase 1 property lines is that areas that appear to be in the common area technically are included in private lots so these areas were not done before. There are allowances in the budget for additional zones.)

Move to: Approve proposal 25348
Moved by: Greenberg
Seconded by: McCollom
For: All
Against: None
Motion Passed
(comment that this proposal needs labor costs broken out before it goes to the Board for approval)

Discussions:

Lancaster will turn irrigation on mid to late April, before new annuals are planted. Susan recommended that next fall, only plant the front entry, and use heather and violas that look good through winter. Leave the other flowerbeds as mulched areas through the winter.

Mindy asked if Lancaster could offer a service to residents to remove many of the original arborvitae evergreens planted on private lots. Heavy snow damaged the appearance of many, plus they are getting too large for their locations. They could also offer tree-trimming services for many overgrown trees in the community. Lancaster confirmed that it could provide both and will provide details to Bette for dissemination to the neighborhood.

Yard trash such as branches and leaves are appearing in common areas and in the Linear Park. If Lancaster is working in one of those areas they will pick that up.

The city has a web site for reporting potholes and they are prompt in fixing them. There is a gap between the paving on Brenman Park Dr. and CSB that needs to be filled. That may be done later in the spring after the urgent potholes are done. A complete repaving of the city’s community streets is not in the near future.

The large toter trashcans have now been delivered by the trash contractor to residents who asked for them. Several members noticed that more residents are only putting out trash bags and Meghan (Covenants Administrator) especially needs to be out Thursday morning to see who’s repeatedly doing this.

The proposal to repaint the gazebo is approved and work will be underway soon.

The next regular meeting will be Monday, April 11th in the Cameron Club.

The meeting adjourned at 7:55 pm.