Meeting Minutes  
CAMERON STATION COMMUNITY ASSOCIATION, INC.  
Common Area Committee  
Monday, January 9, 2017

The regularly scheduled monthly meeting of the Common Area Committee (CAC) took place on Monday, January 09, 2017. The meeting was called to order at 7 p.m. by Robert Burns, CAC Chairman,

Members Present: Robert Burns, CAC Chairman    Mindy Lyle, CAC Member  
                 Allen Brooks, CAC Member           Susan Willis, CAC Member  
                 Linda Greenberg, CAC Member

Members Absent:  
                 Jeanne Brasseur, CAC Secretary  
                 Kathy McCollom, CAC Vice Chairman

Others Attending: Bette Sanft, Community Manager (CMC)  
                 Joel Owen, Lancaster Landscapes  
                 Carlos Rios, Lancaster Landscapes  

CSCA Board Members:  
                 Jon Dellaria, President  
                 Michael Johnson, Vice President  
                 Megan Brock, Treasurer  
                 Elliott Water, Liaison to ARC  
                 Rodney Gray, Liaison to CAC

OLD BUSINESS

Move to approve meeting Minutes for December 2016  
Moved by: Brooks  
Seconded by: Willis  
For: All  
Against: None  
Motion Passed

Resident Open Forum

“Free Agency”: Martin Menez spoke about his new role as “Free Agent” to coordinate between community committees and activities, such as to act as a project manager, a consultant, and to negotiate problems.

Pet/Parks Policy: Three people spoke against the proposal to open the parks to dogs: Janet Banker reiterated the importance of maintaining Carlton Place’s new and expensive landscaping and keeping children out of pet feces; Sita Higi supported her position and Doug Banker, representing the Carlton Place Board, spoke of the board’s opposition to the proposal. Mindy Lyle asked if the Carlton Place membership had voted on the proposal. The answer was no.

Updates
Lancaster Landscapes has finished its landscaping work for the season, including leaf removal. Tree trimming will be scheduled if requested. When it thaws loose bricks will be reset.

Lyle asked why the salt “overkill” this past Saturday. Salt harms dogs’ feet. The salt on the Linear Path will wash into Backlick Run which is being monitored for water quality. Lancaster Landscapes admitted too much salt had been put down; it was difficult to gauge what was needed. Salt coverage will be monitored more carefully in the future.

Willis asked CMC to send eblasts to residents reminding them to either prune their trees or have them pruned. Tree care is each resident’s responsibility.

Old Business

Minda Court: Lancaster Landscapes prepared a proposal to add benches in Minda Court. The benches are not a budget item. Burns asked Bette to find out what options we had, such as a Pocket Park Enhancement, to pay for installing the benches.

Linear Park Update: Greenberg asked when the dead Otto Luykens removed this past summer at the western end of the Linear Park will be replaced with new Otto Luykens or other shrubs. Bette will ask the city.

Drainage Mitigation Proposal: Bette recommended we accept CCI’s proposal for 428 Ferdinand Day and 5228 Tancredi Lane. The firm seems to understand the work at hand and the cost is reasonable.

Move to approve both remediation proposals by CCI.

Moved by: Greenberg
Seconded by: Willis
For: All
Against: None

Motion passed. At the same time, more information is needed from CCI: Guarantee of work, Contract, Labor costs broken out.

Discussion: Pet Policy

Discussion included the following points:

Pro: Pets are allowed in parks in other equivalent communities
Real estate asset - Cameron Station should maintain and be competitive in terms of property values and community attractiveness. Fact Sheet on other communities’ policies supports opening parks.
Children and dogs are a healthy combination
Irrigation system mitigates effect of urine on grass

Con: Carlton Place landscape contractor David Trumbull’s letter supporting damage by dog urine, feces not picked up by owners, trampling of plants.
Health concern for children particularly
Gray asked Owens of Lancaster Landscapes, “If you were a homeowner here, what would you want?” Joel thought having more areas for dogs would be beneficial; it would increase the area for dogs to use.

CAC Committee members gave their positions on the pet policy. This led to further discussion about how to treat the gazebo circle and club house surround. It was noted that the gazebo circle is city land.

The committee also took into consideration the extensive public comments from residents, debated the possible need for more dog stations and considered implementing a pilot program if the board did not want to proceed with full implementation.

Burns will work with Bette to gather facts and information to reassure and explain to residents why the change in pet policy. He asked for another person to assist. Lyle volunteered.

Move to allow dogs in pocket parks, to open up the gazebo circle and club surround to dogs, to evaluate the effect of the policy in six months, and to develop a fact sheet about the policy for residents.

Moved by: Burns
Seconded by: Greenberg
For: 4
Against: 1
Motion Passed

Old Business:

Lighting around gazebo: Gazebo and trees will be lit. Question asked as to lighting path to Trade Center using solar panels.

The next meeting is February 13, 2017 in the Cameron Club.

Meeting adjourned at 8:35 pm.

Respectfully submitted,

Linda Greenberg