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

Monday, April 10, 2017

The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, April 10, 2017. The meeting was called to order at 7:07 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 McCollo, CAC Vice Chairman
Susan Willis, CAC Member

Members Absent: Jeanne Brasseur, CAC Secretary
Allen Brooks, CAC Member

Others in Attendance: Rodney Gray, Board Liaison
Jon Dellaria, CSCA Board President
Joel Owen, Lancaster Landscapes
Carlos Rios, Lancaster Landscapes
Peter Miller, Lancaster Landscapes

OLD BUSINESS:

Move to: Approve Meeting Minutes – Mar 2017
Moved by: Lyle
Seconded By: Greenberg
For: All
Against: None
Motion Passed

Move to: Approve amended Meeting Minutes for October 2016
The revision clarifies the reason that the committee went into closed session during the meeting.
Moved by: Lyle
Seconded By: McCollo
For: All
Against: None
Motion Passed

NEW BUSINESS:

Updates from Lancaster:

The first lawn mowing was last week, a round of turf fertilizing was today, and they are in the process of checking sprinkler heads and the irrigation system. It will be turned on next week. Several plants along Duke Street that were dead or declining have been replaced, under warranty. Brick walkway repair starts April 17. The benches in Minda Court will be installed the last week of April. Spring flowers will be planted the first week of May.

There was a discussion of possibly adding shade-loving ground cover to areas where grass won’t grow, instead of only putting down mulch. Lancaster will try that in a few areas to see what thrives in those particular locations.
Lancaster estimates that it would cost around $250,000 to prune every tree in Cameron Station ($95 per tree), including private trees. In practical terms that means doing a quarter of trees every four years for about $60,000 per year. They will present this information to Dierdre the Assistant Community Manager on Thursday to further develop what that means in additional costs for residents. Some residents strongly believe that both common area and private tree pruning should be included in HOA fees.

**Resident Open Forum:**

No residents present.

**Common Area Applications:**

No common area applications.

**Proposals:**

Proposals did not have full accompanying budget details, as previously provided by management. Therefore only smaller proposals of less than $1,500 were considered.

**28127 – Stone to prevent erosion in common area behind 4916 Gardner**

Move to: Approve Proposal 28127

Moved by: McCollom
Seconded by: Greenberg
For: All
Against: None
Motion Passed

**28211 – Mulch and liriope to correct muddy area between 184–190 Martin Lane**

Move to: Approve proposal 28211

Moved by: Lyle
Seconded by: Willis
For: All
Against: None
Motion Passed

**28212 – Stepping stones and grass seeding between 168-170 Martin Lane**

Move to: Approve proposal 28212

Moved by: Lyle
Seconded by: Willis
For: All
Against: None
Motion Passed

**28210 – Remove and replace dead shrubs by 168-170 Martin Lane**

Move to: Approve proposal 28210

Moved by: Lyle
Seconded by: Willis
For: All
Against: None
Motion Passed
28234–Mulch and hydrangeas for shaded area between 5237-5239 Brawner

Move to: Approve proposal 28234

Moved by: Lyle
Seconded by: Greenberg
For: All
Against: None
Motion Passed

Proposals deferred pending detailed financials:

28233 – Swale to correct muddy area between Brawner and Bessley

28143 – Sprinkler extension requested by a resident also requires confirmation that this is common area; will require review of plat

Discussions:

Board Update: John said the Board will be using better reports to track financials. Common area expenses come from both the operating and capital expense budgets.

The revised pet policy was announced in an email blast. The six new pet waste stations are between existing ones that people are accustomed to using. Committee members and Lancaster crews should look for changes to common areas during the evaluation period.

The committee requested that management be sure to notify residents of the work to correct drainage issues by 428 Ferdinand Day and 5228 Tancreti Lane. The work is scheduled to begin April 18.

The next scheduled walk-through is May 18. Mindy will check with the city to confirm that a parks representative can be there to look at issues along the Linear Park. It is early enough in the season to do corrective planting so this is the best time. Weather permitting; the walk through will begin outside the Cameron Club at 8 am.

The next regular meeting will be Monday, May 8th in the Cameron Club.

The meeting adjourned at 8:01 pm.