The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, June 12, 2017. The meeting was called to order at 7:02 PM by Robert Burns, CAC Chairman, in the Henderson Room of the Cameron Club, Cameron Station.

Members Present: Robert Burns, CAC Chairman Kathy McCollo, CAC Vice Chairman
Jeanne Brasseur, CAC Secretary Linda Greenberg, CAC Member
Allen Brooks, CAC Member Mindy Lyle, CAC Member

Members Absent: Susan Willis, CAC Member

Others in Attendance: Joel Owen, Lancaster Landscapes
Carlos Rios, Lancaster Landscapes
Peter Miller, Lancaster Landscapes
Beth & Dan Smith, Residents, 5060 Minda Ct

OLD BUSINESS:

Move to: Approve Meeting Minutes – May 2017
Moved by: McCollo Seconded By: Brooks
For: All Against: None
Motion Passed

Updates:

Sprinkler System/Turf Care/Turf Enhancements/Tree Planting: The irrigation system was checked and all areas are in working order. However, due to most timers being battery operated, there may be issues that continue throughout the season. If anyone identifies issues with the irrigation system, pass to CMC to contact Lancaster Landscapes who will address on an as needed basis. This highlights a potential long term project for the overall irrigation system: hardwiring all irrigation system zones. This project may be cost prohibitive, but it would be productive to discuss and identify options for the long term. The second of three lawn applications was completed. TruGreen applies the fertilizer and broad leaf weed killer as a sub-contractor to Lancaster Landscapes. The final application will occur in September. Tree planting won’t begin again until late summer/early fall.

NEW BUSINESS:

Resident Open Forum: Beth and Dan Smith, 5060 Minda Court, were in attendance to address any questions associated with their proposal for landscape improvement at their residence. The ARC approved their proposal earlier in the month and the Smiths’ are seeking approval to extend those improvements into the adjoining common area. See Common Area Application section below for further details.

Board Update: None
**Common Area Application:** Beth and Dan Smith, 5060 Minda Court, are requesting approval of a landscape improvement project that includes both their private property and adjoining common area. Lancaster Landscapes developed a cohesive landscape plan (Proposal 28285) that would seamlessly address the landscape concerns of both the homeowners’ private property and common area. Private area improvements were approved by the ARC earlier in the month. The CAC specifically reviewed the common area improvements. Based on the scope of work, the CAC determined that the common area improvements were approximately 2/3 of the project. Based on this assessment and overall cost of the proposal, the CAC recommended CS contribute $1500 to the completion of the project as this project would address a common area already under review for much needed improvements.

**Move to:** Approve improvements of the common area adjacent to 5060 Minda Court (Total Cost: $1500.00)

Moved by: Lyle  
Seconded By: Greenberg

For: All  
Against: None

Motion Passed

Proposal Considerations: Please note that the CAC reviewed CS budget documents (provided by CMC) for each proposal to ensure adequate funding was in place and available to cover the costs before a final vote was taken or a determination to hold the proposal was made.

**Tree Removal and Replacement in Bessley Place Pocket Park (Proposal 28389):**
The total cost is: $600.00 (Budget Line: 6160)

- One Hornbeam in the pocket park died over the winter months and requires removal and replacement.

**Tree Removal and Replacement in rear common area adjacent to 5056 Grimm Drive (Proposal 28429):**
The total cost is: $800.00 (Budget Line: 6160)

- Removal of a severely damaged Elm tree being replaced by a Yoshino Cherry tree.

**Brick Repair adjacent to 142 Cameron Station Blvd. (Proposal 28420)**
The total cost is: $950.00 (Budget Line: 3280)

- Oak tree roots are causing bricks to pop out of place creating a tripping/falling hazard in the common area. Roots must be cut back and the area regraded and bricks replaced.

**Brick Repair along Somervelle Street from Duke Street to Barbour Drive (Proposal 28337)**
The total cost is: $1,360.00 (Budget Line: 3280)

- Numerous bricks are broken or out of place along this section of common area sidewalk creating a tripping/falling hazard. Identified brick must be removed and replaced.

**Brick Repair adjacent to 134-142 Cameron Station Blvd. and 230-266 Cameron Station Blvd. (Proposal 28397)**
The total cost is: $2,040.00 (Budget Line: 3280)

- Numerous bricks are broken or out of place along this section of common area sidewalk creating a tripping/falling hazard. Identified brick must be removed and replaced.

**Regrade area to improve drainage adjacent to the following areas: 5000-5098 Grimm Drive; 5036-5040 Grimm Drive 5221-5225 Brawner Lane (Proposal 28418)**
The total cost is: $1,200.00 (Budget Line: 3364)

- Over time, dirt and silt have built up along this drainage area requiring it to be cleaned out and regraded to prevent water pooling and possible erosion. Additionally, this eliminates potential standing water that mosquitos use to breed.

**Move to: Approve the above identified proposals (28389, 28429, 28420, 28337, 28397, 28418)**

moved by: Brooks
Seconded By: McCollom
For: All
Against: None
Motion Passed

The following proposals are being held pending more information. Once the necessary information is available, the CAC can proceed with review/adjudication:

**Proposal 28419** – Trees need to be pruned to prevent them from damaging homeowners’ fences.

**Required amplifying info:** trees are on auto dealership property, but which auto dealership? In the past the dealership has paid or helped to pay the cost of trimming, is the dealership willing to do this again?

**Proposal 28273** – Gazebo Lighting

**Required amplifying info:** Lancaster Landscapes installed a demonstration version of the lights that will be lit from 8:30 – 11:00 PM for the next several weeks. CAC members are encouraged to review the lighting and make a recommendation. Based on feedback, the CAC will then be able to address this proposal.

**Discussion:**

**Pride of Ownership** – Winners were announced through eBlast; 4 winners and 2 honorable mentions. Thanks to Irinia Babb for once again sponsoring the prize packages. Additionally, Linda will submit an article and photos to The Compass for inclusion in the next publication.

**John Ticer Gazebo** – Community management is gathering more information on options for the gazebo. In addition to repairs, CMC is looking at the cost of simply removing the gazebo and/or replacing with a simple wooden pergola. Issue remains under review.

**Community Street Lights** – There appears to be a significant lag in street lights being repaired. CAC would like to know if it is in RE Lee’s contract to do a monthly inspection of the lights after dark to ensure they are in good working order. This would potentially identify issues sooner rather than later.

**Pet Policy Evaluation** – The announcement of the new pet policy needs to be removed from the weekly eBlasts. CAC members were encouraged to monitor pocket parks and other common areas to see if there are any significant deleterious effects from the change in policy. A number of the new pet waste stations need to be fixed. The lids for the waste stations were installed upside down. Additionally, the CAC recommends moving the pet waste station in the Bessley Place pocket park to the walkway across the street between the post office box and fence line of the commercial area. A possible resident survey regarding the pet policy was discussed but was ultimately determined to be of little use in providing constructive feedback.

**Lighting Proposal for Livermore path lights** – The CAC reviewed proposals submitted by both R.E. Lee and Kolb Electric for the project. Rather than vote on a proposal this month, the CAC would like to get more
information. The CAC would like the following information added to the proposals: cost of solar fixtures; up lighting option; where up lighting or traditional fixtures would be place (pictorial representation). Once this information is available, the CAC will vote on a proposal.

**This discussion item was cut directly from the February 2017 CAC Meeting Minutes. The CAC has not received any additional information since that meeting. Are there any updates or new proposals available?**

The next meeting will be on July 10, 2017 in the Cameron Club.

The meeting adjourned at 8:21 PM.