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

Tuesday, August 5, 2014

The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Tuesday, August 4, 2014. The meeting was called to order at 7:04 PM by Robert Burns, CAC Chairman, in the Great Room, Cameron Club, Cameron Station.

Members Present: Robert Burns, CAC Chairman
Ken Jonmaire, CAC Member
Linda Greenberg, CAC Member

Kathy McColom, CAC Secretary
Mindy Lyle, CAC Member

Members Absent: Susan Willis

Others in Attendance: Colleen Hairston, Community Manager (CMC)
                   Donna Kenley, Board Liaison

OLD BUSINESS:

Move to: Approve Meeting Minutes – July 2014
Moved by: Greenberg
Seconded By: Jonmaire
For: All
Against: None
Motion Passed

NEW BUSINESS:

Resident Open Forum:
No residents present.

Common Area Applications:
One common area application, from Suzanne Vigil, to replace sod in a small common area in front of her house with mulch. It is heavily used by dogs, and even with her daily watering, the grass is in poor condition.

Move to: Approve this request for common area modification
Moved by: McColom
Seconded by: Lyle
For: All
Against: None
Motion Passed

Proposals:

For committee information, Colleen advised of one small proposal within her appraisal scope that is now complete (23878). It was a regrading behind 5009-5011 to improve drainage.
A second larger proposal (24203) would construct a long swale in the same area, again, to improve drainage. Discussion followed about the number of complaints about standing water and the fact that some ponding is normal after rain given the clay/rock soil. Some downspouts were built to drain into common areas. Rather than try to solve all ponding everywhere under all conditions, those that needed it most beyond normal conditions should be the ones resolved with drainage construction. Management would observe and photograph problem areas right after a rain, then the day after, then two days after. Areas that still had ponding at this point would then be identified as requiring correction. In this specific case, management will observe and photograph after rain, and bring the information to the September meeting. This proposal would then be reconsidered based on those observations.

Discussions:

There is now one vacancy on the committee. Robert asked members to encourage applications.

No updates from the most recent board meeting regarding CAC matters.

Trash Policy Review:

The committee reviewed the latest draft revision. Once decided, the changes would need to be communicated widely, including at the annual meeting. In addition to a rewrite that clarifies and simplifies language for existing policies, the two main changes are:

A requirement that trash be secured within a trash bag inside a trash can with attached lid when put out.

A requirement that trash containers and recycle bins be stored inside out of public view (including homes with rear alley access) except for pickup times.

Colleen will compile and circulate one further draft to confirm edits discussed in the meeting, before taking it to the next board meeting.

Move to: Approve draft of revised trash policy to go forward to the board
Moved by: Greenberg
Seconded by: Burns
For: All
Opposed: None
Motion Passed

[At this point in the meeting Mindy had to leave; there was still a quorum.]

Both the revised trash and snow clearing policies will be presented by Colleen at the next Board meeting.

Budget for Next Year:

The committee reviewed the common area budget proposal produced jointly by Ken and Colleen. The biggest changes from the existing budget include greatly increasing the amount for tree and shrub replacement, and further extending irrigation. The latter will be reviewed at the end of the year, to see what funds might be remaining. There are additional gazebo circle enhancements needed with the pump house gone, especially building an additional walkway to connect to existing sidewalks. Robert will follow up on how that will be done, whether a capital expense, or in the operating budget. The amount budgeted for Pride of Ownership awards can be reduced to $750 as there is no longer a presentation event.
The finance committee meets August 13 and will review the budget. Committee members are welcome to attend all budget meetings.

Linda asked Colleen to follow up with Lancaster regarding an issue identified at a previous walk through, dead bushes along the path where Harold Secord crosses Brawner to the linear park.

Linda and Kathy presented the Pride of Ownership awards to all four winners in the past two weeks.

Colleen noted that Craig would be working with a helper on the wood fence along the property line this week.

The next meeting will be September 10th in the Conference Room. This is a change from the normal first Tuesday date of September 2nd since many committee members will be gone that date.

The meeting adjourned at 8:32 pm.