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

Monday, June 11, 2018

The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, June 11, 2018. The meeting was called to order at 7:00 PM by Kathy McCollom, CAC Vice Chairman, in the Henderson Room of the Cameron Club, Cameron Station.

Members Present:  Kathy McCollom, CAC Vice Chairman  Linda Greenberg, CAC Member
                 Allen Brooks, CAC Member                      Wendy Ulmer, CAC Member
                 Mindy Lyle, CS Board Liaison

Members Absent:  Robert Burns, CAC Chairman
                 Jeanne Brasseur, CAC Secretary

Others in Attendance:  Joel Owen, Lancaster Landscapes
                       Carlos Rios, Lancaster Landscapes
                       Peter Miller, Lancaster Landscapes
                       Judy Johnson, CMC Management

OLD BUSINESS:

Move to:  Approve Meeting Minutes – May 2018
          Moved by: Greenberg
          Seconded By: Ulmer
          For: All
          Against: None
          Motion Passed

Updates:  None

NEW BUSINESS:

Board Update: None

Resident Open Forum: None

CAC Vacancy: The CAC briefly discussed the vacancy due to Ms. Susan Willis’s departure. Management will reach out to previous applicants who expressed interest in joining the CAC earlier this year.

Proposal Considerations: 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.

Move to:  Approve Erosion Control Area Between Gardner Dr. & Waple Ln. at Rear of Homes (#29214*)
The total cost is $14,120.00 (Reserve Account: 3364)
Moved by: Brooks  
Seconded By: McCollom  
For: All  
Against: None  
**Motion Passed**

**Note that Lancaster submitted a proposal with the same number – see below.**

**Drainage and Erosion Work at 151 Somerville and John Ticer (#29215)**
- The CAC agreed to table this proposal for management to address with the homeowner the issue of erosion from the private home washing dirt and rocks onto the sidewalk.

**Move to: Approve Turf Restoration in Linear Park and Brawner (#29216)**
The total cost is $755.00 (Budget Line: 6685)
- Moved by: Brooks  
- Seconded By: Ulmer  
- For: All  
- Against: None  
**Motion Passed**

**Tree Work at Helmuth Lane (Read Common Area) (#29217)**
The total cost is $1,900.00 (Budget Line: 6160)
- The CAC agreed to table this proposal because the trees needing pruning are established on the Nissan dealership’s property. CS Board Liaison Lyle will contact the Nissan dealership’s owner to ask for the dealership to pay for the tree pruning.

**Move to: Approve Drainage and Erosion Work Storm Drain Located at Knapp Behind Cameron Condos (#29218)**
The total cost is $1,020.00 (Budget Line: 6155)
- Moved by: Greenberg  
- Seconded By: McCollom  
- For: All  
- Against: None  
**Motion Passed**

**Move to: Conditionally Approve of Turf Restoration at Unit 252 CSB (Front) (#29214*), subject to Lancaster resubmitting the proposal to clarify the circumstances of the damaged turf**
The total cost is $350.00 (Budget Line: 6155)
- Moved by: Greenberg  
- Seconded By: McCollom  
- For: All  
- Against: None  
**Motion Passed**

- The CAC asked Lancaster about the comment that the damaged turf is caused by “dog damage.” Lancaster clarified that the damage was likely a result of normal wear and tear, not dog damage. They agree to resubmit the proposal to clarify that cause of turf damage.
*Note that Lancaster submitted a proposal with the same number – see above.

**Move to: Conditionally Approve Landscape Enhancements Between Units 395-401 (Revised #29142),**
Lancaster to resubmit proposal for Cameron Station to pay only half of installation of 26 18x18” stepping stones at $780.00 and Woodland Hall to pay the remaining half

The total cost is $780.00 (Reserve Account: 3364)

Moved by: Brooks
Seconded By: Ulmer
For: All
Against: None
Motion Passed

- The owner at unit 395 attended this portion of the meeting and described the issue of erosion. A large tree prevents grass to grow leading to erosion when it rains. Lancaster submitted several pictures of the damaged area, and will submit an “after picture” conceptual design of the area.

**Discussion:**

**Pet Policy:** The CAC discussed the pet policy and reached a consensus that additional signage is not needed at this time. The CAC recommended the CS Board to encourage residents to report offenders. The CAC also discussed the use of cameras to be placed at various locations throughout the community to identify offenders. At this time, the following motion was approved:

**Move to: Approve Management to Purchase Portable Cameras at a Total Cost Not to Exceed $500.00 (Budget Line: 6690)**

Moved by: McCollom
Seconded By: Greenberg
For: Ulmer, McCollom, Greenberg
Against: Brooks
Motion Passed (3-1)

**Pride of Ownership:** The CAC discussed the winners of this year’s Pride of Ownership. Homeowners were informed, and signs will be placed in their yards once the last sign arrives. Congratulations winners!

**Community Walk-Throughs:** The next walkthrough is scheduled for June 21 at 8:00 a.m. for the Duke Street West quadrant.

The next meeting will be on July 9, 2018 in the Cameron Club.

The meeting adjourned at 7:46 p.m.