The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, July 9, 2018. The meeting was called to order at 6:02 PM by Robert Burns, CAC Chairman, in the Henderson Room of the Cameron Club, Cameron Station.

Members Present:  
Robert Burns, CAC Chairman  
Jeanne Brasseur, CAC Secretary  
Wendy Ulmer, CAC Member  
Kathy McCollom, CAC Vice Chairman  
Jeanne Brasseur, CAC Secretary  
Linda Greenberg, CAC Member  
Mindy Lyle, CS Board Liaison

Members Absent:  
Allen Brooks, CAC Member

Others in Attendance:  
Judy Johnson, CMC  
Deirdre Baldino, CMC  
Joel Owen, Lancaster Landscapes  
Peter Miller, Lancaster Landscapes

OLD BUSINESS:

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

Updates: None

NEW BUSINESS:

Resident Open Forum: None

Board Update: None

Common Area Applications: None

Proposal Considerations: The CAC reviewed CS budget for each proposal to ensure adequate funding to cover the costs prior to a final vote or determining to hold the proposal.

Mulch & Plant Installation between 395 & 401 CS Boulevard (29191):  
The total cost is: $862.50 (Budget Line: 6150)

- Replace thin/bare turf in the area with material that is suitable to the shade.

Move to: Approve Mulch & Plant Installation  
Moved by: McCollom  
Seconded By: Greenberg
Brick Repair & Replacement throughout the Community (29242):
The total cost is: $22,732.50 (Budget Line: 3280)

- This work is in-line with scheduled maintenance as outlined by the CS budget and funded through reserves.

Move to: Approve Brick Repair & Replacement
Moved by: McCollom
Seconded By: Greenberg
For: All
Against: None
Motion Passed

Restore Brick Wall along Duke Street
USA Contractors:
- Repair: $3,300.00
- Restore: $23,400.00

Reston Painting and Contracting:
- Repair: $5,100.00
- Restore: $24,200.00

AssociaOnCall:
- Repair: $4,250.00
- Restore: $21,975.00

- CMC received three proposals to repair or restore the brick wall struck by a hit and run driver. Based on the discussion, the CAC determined that the best course of action was to recommend restoring the wall rather than simply making a repair that would only be temporary as the wall would ultimately need to be restored from the footing up. This recommendation would use funds allocated in the reserve funds (3280). The CAC voted to approve Reston for the contract given the warranty that would be associated with the work.

Move to: Approve Reston Painting and Contractors to Restore Brick Wall along Duke Street
Moved by: Brasseur
Seconded By: Ulmer
For: All
Against: None
Motion Passed

Structural Repair of Gazebo
The total cost is: $2,660.00 (Budget Line: 3364)

- Remove and replace a rotted structural post and install new matching trim and molding. This will include prep, caulk, prime and paint of newly installed materials and any existing material affected by the repair.

Move to: Approve Structural Repair of Gazebo
Moved by: Greenberg
Seconded By: Ulmer
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:

**Plant Removal & Replacement, 152 Barrett (29192):** Remove dead and declining Yews to include the stumps and replace with Euonymus “Greenspire”. The CAC asked Lancaster Landscapes to provide photos of the current area to help visualize the additional work.

**Erosion Control at 5272 Colonel Johnson Lane (29233):** Install stone, mulch and plant material (Liriope) to control water erosion in the area. The CAC asked Lancaster Landscapes to remove the Crape Myrtle from the proposal and ensure the amount of stone and plant material proposed is necessary and not excessive.

**Discussion:**

**CAC Vacancy** – CAC would like to extend an invite to Mr. Stevenson Walsh, applicant for vacant CAC position, to the August CAC meeting as part of the selection process.

**Pride of Ownership Awards** – Linda submitted an article to *The Compass* for inclusion in the next issue.

**Pet Policy** – The CAC requested that CMC have the lawyer review the legal ramifications of the proposed cameras approved by the CAC during the June 2018 CAC meeting. Additionally, the CAC discussed issues regarding identifying possible pet waste violators as well as the additional workload the review and monitoring of the footage would put on CMC.

**Community Walk-Thru** – The next walk-thru will be Thursday, July 19 at 8:00 AM.

**Compass Update** – Kathy is working on an article regarding the volunteer gardeners for the next issue.

**2019 Budget** – Work will begin on the CAC submission to the 2019 CS budget. The CAC Chair asked that Wendy and Allen begin work on those submissions. Additionally, a member of the CAC will need to attend the Financial Advisory Committee meeting on August 23, 2018.

The next meeting will be on August 13, 2018 in the Cameron Club.

The meeting adjourned at 6:48 PM.