The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, September 10, 2018. The meeting was called to order at 7:00 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
Mindy Lyle, CS Board Liaison

Kathy McCollom, CAC Vice Chairman
Linda Greenberg, CAC Member
Allen Brooks, CAC Member
S. Hockley Walsh, CAC Member

Others in Attendance: Judy Johnson, CMC
Joel Owen, Lancaster Landscapes
Carlos Rios, Lancaster Landscapes
Peter Miller, Lancaster Landscapes
Kay Brown, 5106 Grimm Drive

OLD BUSINESS:

Move to: Approve Meeting Minutes – August 2018

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

Updates: None

NEW BUSINESS:

Resident Open Forum: Kay Brown attended the CAC meeting to provide any additional information regarding the remediation plan Lancaster Landscapes developed to address water issues she identified during the August 2018 CAC meeting. Lancaster Landscapes surveyed the area and submitted a proposal that includes installing a swale to facilitate effective water movement as well as grade adjustments to address water-pooling issues. The CAC will review the proposal during the October CAC meeting, as it was not received in time to be included in this month’s meeting.

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.

Turf Restoration (29469):
The total cost is: $8,362.50 (Budget Line: 6155)
- Multiple locations throughout the community were identified that require turf remediation. The areas will be cleaned to remove thatch, aerated, amended and regarded. Grass seed with a protective mulch covering will be applied and a temporary fence will be installed to ensure the seed has sufficient opportunity to germinate and grow.

**Move to: Approve Turf Restoration**

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

**Tree Removal & Replacement in front of Community Building (29397):**
The total cost is: $1,125.00 (Budget Line: 3280)

- Remove a declining Linden (including stump) and replace with a Kousa Dogwood.

**Move to: Tree Removal & Replacement**

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

**Tree Trimming 5080 English Terrace (29382)**
The total cost is: $350.00 (Budget Line: 6160)

- Prune tree limbs encroaching on homeowner’s private property.

**Move to: Approve Tree Trimming**

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

**Tree Removal 236 Medlock (29487)**
The total cost is: $400.00 (Budget Line: 3280)

- Remove dead Dogwood (including stump) and replace with sod.

**Move to: Approve Tree Removal**

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

**Mulch/Plant Installation Medlock-Murtha Pocket Park (29488)**
The total cost is: $1,970.00 (Budget Line: 6150)

- Create a planting bed with mulch and Liriope in area of shade where grass has consistently been unable to grow.
Move to: Approve Mulch/Plant Installation
  Moved by: Ulmer
  Seconded By: McCollom
  For: All
  Against: None
  Motion Passed

Replace Plants in Cameron Station Boulevard (CSB) Planting Bed (29489)
The total cost is: $500.00 (Budget Line: 6150)

- Declining hydrangeas in CSB kidney shaped planting bed with a hydrangea variety more suited to the irrigation conditions of the area. Lancaster Landscapes guarantees the success of this plant exchange. If new plantings are not a success next summer, Lancaster Landscapes will replace at no cost.

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

Mulch Installation Between Grimm and Brawner (29490)
The total cost is: $255.00 (Budget Line: 6150)

- Install mulch in bare areas where grass and other plant material will not grow.

Move to: Approve Mulch Installation
  Moved by: Greenberg
  Seconded By: McCollom
  For: All
  Against: None
  Motion Passed

Tree Removal 5237 Brawner (29491)
The total cost is: $325.00 (Budget Line: 6160)

- Remove dead Cherry tree.

Move to: Approve Tree Removal
  Moved by: Greenberg
  Seconded By: Walsh
  For: All
  Against: None
  Motion Passed

Mulch Installation 5109 Grimm (29492)
The total cost is: $255.00 (Budget Line: 6150) – proposal was amended to remove the installation of hydrangea as the CAC was not confident that these plants would do well given the area is not irrigated. Total cost reflects the cost of simply mulching the area.

- Install mulch in bare areas where grass and other plant material will not grow.

Move to: Approve Mulch Installation
Moved by: McCollom
Seconded By: Greenberg
For: All
Against: None
Motion Passed

Mulch Installation 5111 Grimm (29493)
The total cost is: $255.00 (Budget Line: 6150) - proposal was amended to remove the installation of hydrangea and Liriope as the CAC was not confident that these plants would do well given the area is not irrigated. Total cost reflects the cost of simply mulching the area.

- Install mulch in bare areas where grass and other plant material will not grow.

Move to: Approve Mulch Installation
Moved by: Ulmer
Seconded By: Greenberg
For: All
Against: None
Motion Passed

Mulch and Tree Installation 325 Fucci Court (29494)
The total cost is: $750.00 (Budget Line: 6150, $175.00 and 3280, $575.00)

- Install mulch in bare areas where grass and other plant material will not grow. Install Hornbeam.

Move to: Approve Mulch and Tree Installation
Moved by: Allen
Seconded By: McCollom
For: All
Against: None
Motion Passed

Tree Removal 377 Livermore Lane (29495)
The total cost is: $950.00 (Budget Line: 6160)

- Remove declining Oak with flush cut only as area doe not support stump removal equipment. Flush cut will allow for a pleasing aesthetic given the space limitations.

Move to: Approve Tree Removal
Moved by: Greenberg
Seconded By: McCollom
For: All
Against: None
Motion Passed
The following proposals are being held pending revision and budget year constraints. Once the revision is complete and resubmitted and the new budget year begins, the CAC will proceed with review/adjudication:

Tree Removal and Replacement, Donovan and CSB (29486): Remove a declining Linden and replace with new tree. The CAC would like the proposal revised to identify the replacement tree as a Miami Crape Myrtle versus another Linden. Additionally, the location should be corrected to identify the area as Donovan and CSB versus Knapp and CSB.

Turf Treatment Community Wide (29383): TruGreen under the guidance of Lancaster Landscapes will apply a Spring/Summer lawn treatment to control crabgrass, nut sedge, and summer broad leaf weeds. As this is an expense for 2019, the CAC requested that this proposal be resubmitted in the new year for consideration when 2019 funds will be available.

Discussion:

Pet Policy – The community lawyer advised that if cameras are installed in certain areas of the community, signage must accompany the installation so people are aware the area is under surveillance.

Community Walk-Thru – The final walk-thru will be Thursday, September 20 at 8:00 AM.

2019 Budget – Wendy and Allen worked on the submissions for the 2019 Budget and attended the August 23 Financial Advisory Committee meeting. Based on that meeting, each committee was advised that they should prepare 10% cuts and/or up to five area that could be cut. Given those guidelines, the CAC recommends that the Flower Rotation and Landscape Enhancement budget line, 6150, be cut by up to $3,000. Since the majority of the CAC budget lines are driven by contract that is the only line that could potentially be cut. Additionally, the Turf Treatment Enhancements budget line, 6155, was discussed. However, given that the community continues to have irrigation issues that require continual turf remediation, the CAC was hesitant to cut that line. The community will continue to pay larger and larger amounts to maintain turf areas throughout the area unless or until a comprehensive irrigation system can be implemented for the community. This same reasoning was applied to the Tree/Shrub Maintenance budget line, 6160, as many tree and shrub issues stem from irrigation limitations.

The next meeting will be on October 8, 2018 in the Cameron Club.

The meeting adjourned at 8:23 PM.