The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, February 11, 2019. The meeting was called to order at 7:03 PM by Kathy McCollom, CAC Vice Chairman, in the Henderson Room of the Cameron Club, Cameron Station.

Members Present: Kathy McCollom, CAC Vice Chairman  Wendy Ulmer, CAC Member  Linda Greenberg, CAC Member  S. Hockley Walsh, CAC Member

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

Others in Attendance: Colby Hostetter, Ben Brenman Drive  Joel Owen, Lancaster Landscaping

OLD BUSINESS:

Move to: Approve Meeting Minutes – January 2019

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

Updates: None

NEW BUSINESS:

Resident Open Forum: Colby Hostetter attended the CAC meeting to address her concerns relating to the safety of residents, caused by the removal of the swing gates in the entryways along the wall between Duke Street and Gardner Drive. Hostetter asked that CAC consider reinstating all swing gates along this wall due to the dangers posed by the traffic on Duke Street, particularly to children or pets on Gardner Dr. CAC will continue to examine this issue, factoring in the challenges that have existed with the unlawful locking of some of these gates by residents who have yet to be identified. CAC requested that Lancaster Landscaping look into possibility of installing lights (preferably solar powered) at the top of the columns at the two gated entrances at the west end of Gardner Drive nearest the bus stop on Duke Street to help mitigate perceived safety concerns regarding these entrances which is thought to be the root cause of certain residents unlawfully locking these gates.

Additional concerns identified by Hostetter include; the request for a stop sign at the intersection of Barbour Dr and John Ticer Dr and the removal of a plastic covering hanging off the wall at the end of Barret Place. CAC will further examine the request for a stop sign and will request through CMC that the plastic covering be removed from the wall as soon as possible.

Board Update: Mindy Lyle informed the CAC that the Board of Directors would like the Committee to consider and vote on the proposal for two, 3 way stop signs to be installed at the intersection of Brawner Dr and Tancretti Ln.

Common Area Applications: An application from L Kyle Gerron has been received.
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.

It was requested in the January CAC Meeting that Lancaster proposals #29666, #29633 and #29669 be bundled due to the similar nature of the work and the CAC’s desire to obtain better pricing through Lancaster. This request was accepted by Lancaster Landscaping and a bundled discount of 10% was provided.

Proposal Summary:
- Storm Drain Cleanup at Rear of 5233-5235 Bessley (29669)
- Drainage/Erosion at Rear of 4914 John Ticer (29666)
- Drainage/Erosion at Rear of 262-268 Medlock (29633)

- Concerns expressed by Linda Greenberg and by Mindy Lyle regarding the potential for mulch to be washed away in areas where it is to be used for erosion control were mitigated by Joel Owen (Lancaster) who indicated the mulch will not wash away with heavy rain in the proposed areas.

Move to: Approve Proposals #29666, #29633 and #29669
The total cost is: $4,960.80 (Budget Lines: 6150 and 6155)
 Moved by: Greenberg
 Seconded By: McCollom
 For: All
 Against: None
 Motion Passed

Installation of 2 new 3 Way Stop Signs at the intersection of Brawner Dr and Tancretti Ln
The total cost is: $404.73 plus tax/shipping (Budget Line 6760)

Move to: Approve Installation of Stop Signs
 Moved by: Ulmer
 Seconded By: Walsh
 For: All
 Against: None
 Motion Passed

Tabled Proposals - None

Discussion:

Pocket Park Review: Will be reviewed collectively by CAC, preferably on a Saturday – date TBD.

Sprinkler System Upgrade: Walsh reported on his preliminary review of the past three years of costs associated with water usage and total maintenance, repair and upkeep associated with the current sprinkler system. The preliminary findings of this review did not support the complete replacement and installation of a new sprinkler system based on the costs of the replacement proposals received to date. While a new sprinkler system may decrease current maintenance costs and help decrease total water usage through efficiency improvements, these savings do not warrant complete replacement of the existing system. Ulmer agreed to assist Walsh in a further examination of the costs before any final decisions are made.

Duke Street Gates: Painting of all gates/archways will occur in the spring and further discussions regarding the status of the gates will occur with all CAC members present.
Applications for CAC vacancy: Several CS residents have informally expressed interest in applying for the CAC vacancy. Discussions regarding this vacancy will occur during the March meeting.

Newsletter Updates: It is anticipated that the neighborhood walkthrough will occur in May, rather than April due to better weather/lighting conditions. A final date has not yet been set.

The next meeting will be on March 11, 2019 in the Cameron Club.

The meeting adjourned at 7:47 PM.