The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, June 10, 2019. The meeting was called to order at 7:00 PM by Robert Burns, CAC Chairman in the club’s second floor meeting room.

Members Present: Robert Burns, CAC Chairman  Kathy McCollom, CAC Vice Chairman  Hockley Walsh, CAC Member  Mindy Lyle, CAC Member  Kyle Gerron, CAC Member  Wendy Ulmer, CAC Member  Linda Greenberg, CAC Member

Others in Attendance: Karen Soles, CMC, Brian Sundin, Cameron Station Board Liason  Carlos Rios, Lancaster Landscapes, Adrienne Zaleski, Lancaster Landscapes  Residents: Robert Dannucci and Mary Cooper, 285 Murtha Street, Michael Meldon, 162 Cameron Station Blvd

OLD BUSINESS:

Move to: Approve Meeting Minutes – Monday, July 8, 2019
Moved by: McCollom  Seconded By: Gerron  For: All  Against: None  Motion Passed

Updates from Last Meeting:

NEW BUSINESS:

Resident Open Forum: Dannucci and Cooper followed up on last month’s discussion regarding concrete wheel-stoppers vs bollard stoppers. CMC provided pricing of $55/per stopper and noted CAC would not be responsible for damage to vehicles backing into bollards. CAC prefers the aesthetic appearance of wheel stops but requested CMC to obtain proposals for both options. The request included all 12 parking spaces in the area for continuity.

Meldon, a resident since 1999, was in attendance to observe and noted interest in the Lancaster contract with the CAC. The resident forum was reopened after the Board Update with Meldon asking if the Board comments implied recommendations are outside of budget. Burns responded that CAC will question anything outside budget and realign accordingly.

Board Update: Sundin appreciated the necessity of the CAC for the community and expressed the importance of descriptive details included in proposals submitted to the CAC, similar to those required by other Committees. In addition, he advised a priority/necessity assessment for proposals not budgeted.

Lancaster Update: After review with the City’s new supervisor we have been advised that bricks and maintenance on city streets are the responsibility of the CAC. The City was previously doing this maintenance.

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.

Capital Improvement: (L119-009):
The total cost is: $2,800 (Budget Line: 3364)

- Resident Request to install irrigation on Common Area property, city will pay for water.

Move to: Deny Request; CAC does not extend irrigation for the benefit of private property. Owners are welcome to install their own irrigation.
  Moved by: Greenberg
  Seconded By: McCollom
  For: All
  Against: None
  Motion Passed

Capital Improvement: (28143):
The total cost is: $11,293 (Budget Line: 3364)

- Resident Request to install irrigation on Common Area property adjacent to private property. Cameron Station HOA would pay for water.

Move to: Deny Request; CAC does not extend irrigation currently unless looking at a number of areas.
  Moved by: McCollom
  Seconded By: Gerron
  For: All
  Against: None
  Motion Passed

Landscape Enhancements (29978): Proposal to cut back tree roots from residence and install hardwood mulch.
The total cost is: $1,005 (Budget Line: 6160)

Move to approve Landscape Enhancements:
  Moved by: Greenberg
  Seconded By: McCollom
  For: All
  Against: None
  Motion Passed

Landscape Improvements (30061): Duke Street Wall Planting.
The total cost is: $631.60 (Budget Line: 3280)

- Install 8 Azaleas in two different locations.

Move to: Approve Landscape Improvements
  Moved by: Burns
  Seconded By: Gerron
  For: All
  Against: None
  Motion Passed
**Landscape Enhancements (30070):** In conjunction with proposal #30061.
The total cost is: $1,280 (Budget Line: 3280)

- Remove concrete pads, backfill with top soil and install hardwood mulch.

- Install fieldstone along sidewalk and create a walkway with stepping stones in remaining bare area

**Move to: Approve Landscape Improvements**
Moved by: Burns
Seconded By: Gerron
For: All
Against: None
Motion Passed

**Flower Rotation & Landscape (30060):** Fall Flowers
The total cost is not to exceed $4,665 (Budget Line: 3364)

**Move to approve: Flower Rotation & Landscape**
Moved by: McCollom
Seconded By: Greenberg
For: All
Against: None
Motion Passed

**Landscape Enhancement (30054):** Water erosion leading into homeowner’s property
The total cost is $2,602 (Budget Line: 3280)

- Regrade water eroded area, remove surface roots, ivy and weeds from trees
- Install river stone and pine needles to prevent future erosion

**Move to approve: Landscape Enhancement**
Moved by: Greenberg
Seconded By: McCollom
For: All
Against: None
Motion Passed

**Turf Treatment (30055):** Regrade for drainage and erosion
The total cost is not to exceed $710.50 (Budget Line: 6155)

- Raise grade to direct water to existing storm drain
- Install grass seed and grass seed/mulch pellets at regraded area

**Move to approve: Turf Treatment**
Moved by: Lyle
Seconded By: Gerron
For: All
Against: None
Motion Passed
The following proposals are tabled pending revision and additional information:

**Watering Supplies, on CSB in front of 240 CSB (L119-010):** This proposal requests split/isolate declining Hydrangea bed and install irrigation. This is the 2^{nd} attempt with Hydrangeas; suggested a new proposal to replace with sturdier Liriope without irrigation and CAC to examine area during upcoming walk through.

**Turf Restoration in various locations (30071):** This proposal is to restore turf at several locations throughout the community. CAC requested to identify priority areas vs areas that can be addressed as needed. The question was raised as to why this is not included in the Lancaster contract. Lancaster indicated willingness to work with CAC and CAC to examine areas during the upcoming walk through. Revised proposal will be distributed to the CAC for consideration before the upcoming Board meeting.

**Irrigation System (29594):** This proposal is to replace the irrigation system throughout the community. This is pending a budget discussion and subject to the reserve study. CAC proposed to bring Curt back to the CAC to discuss issues and areas of concern.

**Discussion:**

**2020 Budget:** CAC budget is in process. Walsh and Ulmer are reviewing current and upcoming requirements with a commitment to have a draft to CAC for review prior to the FAC meeting by August 22. FAC meeting is set to occur at 7 pm on August 26 and both Walsh and Ulmer are planning to attend.

**John Ticer Park Plans:** Lancaster met with CAC members earlier in August to discuss park plans. Concepts were presented to the CAC and proposals are pending.

**Light Replacements:** CAC members identified community lights in need of replacement: Pocket park on Brenman, Donavan, Martin. Some trees need trimming around lights for visibility.

**Cameron Station Landscape Status:** CAC reviewed the status of recommended actions

**Updates for Compass:** McCollom will write about fall gardening

**Community Walkthrough:** The next community walkthrough is scheduled for August 15\textsuperscript{th}. Meet at the clubhouse at 8am.

The next meeting will be September 9th at the Cameron Club. Gerron indicated he would not be able to make that meeting and all others believed they would.

The meeting adjourned at 9:10 PM.