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

Monday, September 9, 2019

The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Monday, September 9, 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
Mindy Lyle, CAC Member  Wendy Ulmer, CAC Member
Linda Greenberg, CAC Member

Others in Attendance: Karen Soles, CMC, Todd Brenson, CMC
Adrienne Zaleski, Lancaster Landscapes
Residents: Jen Wescott, 5052 Minda Court, Erin Tetterton, 5059 Minda Court, William Lowery, 5081 Minda Court, Stephen Chapman, 211 Cameron Station Boulevard

OLD BUSINESS:
Move to: Approve Meeting Minutes – Monday, August 12, 2019
Moved by: McCollom
Seconded By: Greenberg
For: All
Against: None
Motion Passed

Updates from Last Meeting: The turf restoration approved during August’s meeting was accelerated to improve outcome/germination. After work is completed, some areas will have yellow-tape installed to block foot traffic. Lancaster presented an option for car stops to address the request from Dannucci and Cooper as noted in July and August minutes. The 72” car stop is made of recycled material and costs $275 each including installation. Lancaster suggested starting with two car stops to assess effectiveness and will work with CMC on this issue.

NEW BUSINESS:

Resident Open Forum: Wescott brought concerns regarding the lack of attention and maintenance for the common area in Minda Court despite multiple notifications and requests to HOA. Items included sprinklers not working for weeks, the hedge bordering CSB is not maintained and lack of attention to leaves and sticks from Sycamore trees along with a request to remove the pet station until the grass is replaced.

The response received by Minda Court residents regarding the sprinkler system was that it was battery operated and maintained by Lancaster. The batteries are checked periodically throughout the year. Wescott, Tetterton and Lowrey agreed that blowing the leaves doesn’t resolve the issue and suggested an additional leaf collection due to the abundance of leaves even during warm weather.
McCollom acknowledged that Sycamore trees are known to drop leaves and that the issue has previously been addressed in other areas of the community. Regarding an additional leaf collection period Burns noted that would be an adjustment to our current contract with Lancaster. Burns also addressed the in-process consideration of irrigation solutions. CMC noted that an upcoming leaf removal was just approved this morning (September 9th).

Lowrey addressed the pet policy as there’s a small common area next to his house that has essentially become a dog park for Condo residents. Lowrey then addressed the number of guest parking spots in Minda Court stating there were too many “guest only” spots as many homeowners on the court can’t use the space. Lyle noted that spaces are mandated by the City and an appeal could negatively impact the community.

Chapman agreed with the issues brought up by Wescott, Tetterton and Lowrey and requested reminders sent through an email blast to the community regarding the pet policy.

Burns suggested contacting CMC with concerns going forward and requested a reminder in the next email blast noting contact emails for all committees. Soles suggested a walk-through with Minda Court residents; those in attendance expressed appreciation for Soles and her positivity toward outcomes.

Board Update:

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.

Replacement Reserves: Priority One as noted in Brick Sidewalk Repair Survey
The total cost is: $17,010 (Budget Line: 3280)

- Repair or replace bricks on affected sidewalks
- Re-evaluate Priority Two in March after spring thaw

Move to: Approve Priority One Brick Sidewalk repairs
Moved by: Greenburg
Seconded By: McCollom
For: All
Against: None
Motion Passed

The following proposals are tabled pending revision and additional information:

General Repairs (29671): This proposal requests paver repair at the rear of the Gazebo on Cameron Station Circle. CMC taped off sludgy/slippery area as a potential hazard. CAC tabled this request pending identification of the water source causing the issue.

Replacement Reserves (30115): This proposal is a review/discussion to revitalize Knapp Pocket Park. It is tabled until October pending accurate pricing from Lancaster.
**Replacement Reserves (30135):** This proposal is a continuation of the John Ticer Pocket Park project. There was discussion regarding nature and timing of planting with a request for bushes vs perennials; however, the action is tabled pending accurate pricing for the work.

**Discussion:**

**2020 Budget:** Walsh attended the FAC meeting to discuss the draft budget. CAC subsequently submitted the revised 2020 Budget with requested adjustments from FAC meeting.

**Schedule of Services:** Lancaster provided a monthly schedule to track normal/contractual services for calendar years 2019 and 2020. This was helpful to track and manage timing expectations.

**Light Replacements:** Discussion with regard to LED lights for efficiency with an expectation for 3 new proposals related to lighting at the clubhouse for consideration in the October meeting.

**Donvan Pocket Park:** Discussed proposal to be submitted for the October meeting. A further discussion of timing suggested spring 2020.

**Items discussed - Lancaster:** There’s a significant pothole on Ferdinand Day and a rock blocking the storm drain on Brawner/Tancreti. Requested a revised proposal for Riverstone at 5250/5246 Tancreti and replacement of two dying London Planes with Crepe Myrtles.

**Items discussed - CMC:** CMC is updating their policy. CAC requested CMC include new pet policy in re-sale package. Trash guys did not pick up pocket park.

**Community Walkthrough:** Scheduled community walkthroughs for 2019 have concluded.

The next CAC meeting will be October 14th at the Cameron Club.

The meeting adjourned at 9:01 PM.