On Wednesday, April 6, 2011, a meeting of the Common Area Committee (Committee) was convened in the Cameron Club.

Members Present: Robert Burns  
Suzanne Vigil  
Anne O’Connor  
Susan Willis

Members Absent: Susan Carleson, Ed Carroll, and Ann Dunlap

Guests:

1. Call to Order: Chairperson Burns called the meeting to order at 7:05 p.m.

2. Old Business:

   A. March Minutes

      Motion – O’Connor motioned to approve the March meeting minutes. O’Connor favored and Willis seconded. Motion was unanimously approved.

   B. Updates from Last Meeting

      The City should have completed the tree plantings along linear park at the end of March.

3. New Business:

   A. Resident Open Forum: Dak Hardwick of 5181 Brawner addressed the CAC regarding his application for improvements in the Common Area. ARC approved the private area improvements the night prior. This is a home located in a bonded out Phase. Hardwick addressed a few questions which the CAC raised.

      Jeff Bohling of 5229 Tancretti addressed the CAC regarding his application for improvements in the Common Area. Similarly, ARC had approved the application for private area improvements the night prior and this home is located in a bonded out Phase. Bohling addressed a few questions which the CAC raised.

   B. Board Update: Kidwell was unable to attend however the CAC addressed two items requested by the Board. One was a request to inspect sinking and rising sidewalk spots. The CAC noted two areas with issues along the Circle on CS Blvd and in front of 349 CS Blvd. The CAC will look for other areas during the walk through occurring on April 28.
Chris will also note areas as he works in the community and will see if the list for bond out areas contains any items with sinking or rising sidewalk areas. The other item the Board requested related to comparing crosswalks in the back and front of the community. CAC will address this as well. Members noted that crosswalk paint needs to be updated by the city at several locations in the community on public streets.

CAC requested that CMC contact the City regarding the need for updated crosswalk lines. Additionally, a number of large cracks have developed in the pavement on CS Blvd and on Somervelle. CAC requests that CMC contact the City to have these areas filled. Also, CAC wanted an update on the missing street sign for CS Blvd at Ticer.

C. Proposals for Consideration

1. Common Area Improvement application – 5181 Brawner – O’Connor motioned to approve and Vigil seconded. The motion passed unanimously.
2. Common Area Improvement application – 5229 Tancreti – Willis motioned to approve and O’Connor seconded. The motion passed unanimously. Both applications noted as approved will be left for Airielle.

D. Reserve Study – Some members had reviewed and at the next meeting, with full membership, the CAC will address. CAC members are reminded to read the study and see if all common area items are addressed sufficiently.

E. Pride of Ownership

Willis requested that CAC members encourage nominations and look for nominations when in the community. Only one nomination has been received thus far.

F. Reminder – Next CAC meetings occurs on May 4. First walk through of the year will occur on Thursday April 28 at 8 am. – meet at the Cameron Club.

G. Other items

- A common area tree was noted as missing for some time at the corner of CS Blvd and Colonel Johnson. Chris is going to look into and determine if this tree is on the CMC list for replacement.
- Lancaster was requested to respond on the following items which include: the weeds and spotty turf coming up in many areas this spring, the pansies which appear anemic in some areas, and the timing of the opening of the sprinklers for the season.
- CMC was asked to address the lack of mulch in the pocket park at California and Helmuth which appears was missed by Lancaster.

4. Adjournment

Burns adjourned the meeting at approximately 8:15 p.m.