March Minutes Common Area Committee
March 7, 2012

Members Present:
Robert Burns
Susan Willis
Henry Chan
Suzanne Vigil

Members Absent
Ann Dunlap
Donna Dymon

CMC Members Present:
Chris Neuberg

Board Liaison:
Mindy Lyle

Lancaster Representatives:
Joel Owen
Carlos Rios

1. Call to Order: Robert Burns called meeting to order at 7:00 p.m.
2. Motion to approve February minutes. Willis favored, Vigil seconded.
3. Old Business: Neuberg was queried on root situation in Helmuth Park. Chris responded as did Joel – that the situation would be monitored and improvements in the Fall. Chris was also asked to address the linear park trees – address gutter clean outs throughout the community, and will find what is needed to be done in the vacant tree spot on Ferdinand Day Drive.
4. No residents were present for Resident Forum
5. Board Update - Mindy covered the last Board meeting.
6. Lancaster reported Spring work has begun. Lancaster will alert CAC and CMC when the first mow will occur so that residents will be notified. Conditions this year are unusual due to unusual weather. Timeline to perform work will be moved up. They anticipate spot mowing and fertilization. He advised CMC to alert residents through email blast.
7. Bessley drainage situation was discussed. Lancaster offered solutions to resolve continuing problems. Water hits the wall of sod and then does appear to drain and the rocks appear to be holding water in given the spacing. CAC recommends that the original contractor be required to come back and make corrections or CMC withhold payment. As a last course, Lancaster could be tasked to come in and re-do the work.
8. Pocosin-#22215 (hold). Lancaster will add trees back that were to be removed and Donna will need to review.
9. Tancretti-discussed revisions to #21757 and asked for re-submittal (hold). Lancaster will add in the gingko tree and add some items to the base of the gingko tree and will consider the dogwoods as a possibility.

10. Bessley (north)-Lancaster submitted ideas for new landscaping including photos of suggested plantings. CAC asked for formal proposal and drawing (hold) Henry will review.

11. John Ticer-#22223. CAC approved drawing/design and asked that work we divided into phases (hold). Lancaster’s revised proposal will include sod and trees to start.

12. Donovan (east)-CAC requested proposal for removal of tall ornamental grasses around fountain and Lancaster agreed to submit.

13. Lancaster submitted options for 2012 plantings. CAC selected red, white, blue Impatiens for Clubhouse and Red and white Begonias for circle and entrance. CAC also discussed options for use of product other than Round up. Joel noted that he wished there was and with natural options priced out, the cost is extremely cost prohibitive and the space needed for the area would be too large. The possibility to test a small area exists at some point in the future.

14. Discussed replacement of deteriorating pergolas on Donovan (west) and Bessley (south). Replacement Reserves do not allow funding until 2019. CMC is asked to clarify what is possible related to when the pergolas may be replaced.

15. Chan presented research on Common Area policy regarding large, blow up rentals and damages incurred. After much discussion, CAC determined to leave the policy stand – and appreciated the suggestions which Chan brought to the CAC. Lyle suggested a note in Compass reminding residents that damage done to pocket parts is a cost shared by us all.

16. Burns motioned a request that CMC amend minutes from 2010 and 2011 removing resident names and addresses (if applicable). The motion was seconded by Willis and passed unanimously.

17. Burns noted that the April CAC meeting would need to be moved – and the new date is April 11th.

18. Meeting adjourned 9:05.