Meeting Minutes
Cameron Station Community Association, Inc.
Common Area Committee
Wednesday, July 11, 2012

The regularly scheduled monthly meeting of the Common Area Committee (CAC) for May was held on Wednesday, July 11, 2012. The meeting was called to order at 7:00 pm by Robert Burns.

CAC Members in Attendance:
Robert Burns, CAC Chair
Donna Dymon, CAC Member
Suzanne Vigil, CAC Member
Henry Chan, CAC Member

Others in Attendance:
Chris Newburgh, CMC Representative
Mindy Lyle, Board Liaison
Joel Owen, Lancaster Landscapes
Carlos Rios, Lancaster
Arnoldo Pena, Lancaster

Others Absent:
Ann Dunlap, CAC Member
Susan Willis, CAC Member

Move to Approve Agenda:
Moved By: Burns
Seconded By: Dymon
For: All
Against: None
Motion Passed

Move to: Approve the March CAC Meeting Minutes from June 2012
Moved By:
Burns
Seconded By: Dymon
For: All
Against: None
Motion passed
Updates:
Tree replacement continues.
Discussion of bench refinishing in front of Cameron Club. Chris stated slats were on order.
Tree approved for Tancretti will be planted in Fall.

Residents Open Forum
Introduction to CAC Applicant Kathy McCollom.
Motion to recommend and appoint: Burns
Seconded: Dymon
All favored
Passed

Motion to Appoint Vigil as Vice Chairman.
Motion to recommend: Burns
Seconded by Dymon
All in favor
Passed

Motion to appoint Dymon as Secretary.
Motion to recommend: Chan
Seconded: Dymon
All favored
Passed

Updates and Status from Lancaster
Irrigation currently scheduled is complete. There will be continuous adjustments to sprinkler systems. Some heads will be replaced.
Hand watering in specific areas will continue to offset extreme weather conditions.
Monitoring irrigation systems focusing on quantities, timing and direction.
Notifications will be made to CAC Chairperson Burns reference malfunctions.
John Ticer progress update – several trees appear to be in shock after planting. They will be observed and replaced if necessary.
Tancretti – several bushes appear to be in shock and will be monitored and replaced if necessary.
Bessley – new planting complete. Next year lower end of circles, currently mulched, will be replaced with sod to enhance visual open flow concept. Amount needed for sod will need to be proposed in the upcoming budget.

Clubhouse – flowers which succumbed to fungus have been removed and replaced.

Carlton Place Condo Association has requested Lancaster inspect trees on common area adjacent to their property.

Update on Linear Park by Lyle. City has designated $25,000.00 for irrigation. Lancaster will review and make suggestions for appropriate points to tap in in order to maximize pressure. Lyle further requested that as a stop gap measure, City send water truck to fill gator bags once a week.

Consideration of proposals

#22465
Motion to approve with Amendment that eliminates tree pruning. New total amount of $1296: Burns
Seconded: Dymon
All favored
Passed

#22506
CAC has recommend CMC contact requesting residents to assist in watering new plantings since there is no irrigation
Motion to approve: Vigil
Seconded: Dymon
All favored
Passed

#22507
Motion to Approve Option 1 and that Lancaster meet with the adjacent homeowner before work commences: Dymon
Seconded: Vigil
All favored
Passed

Request to have Lancaster include proposal for additional irrigation and add $3000.00 for lime application. Also, add the aforementioned sod in Bessley.
Residents Applications
5184 Brawner
Motion to approve: Burns
Seconded: Dymon
All favored
Passed

202 Martin Lane
Motion to Approve: Burns
Seconded: Vigil
All favored
Passed

5275 Colonel Johnson
Application was held for more information pending the work to be completed in the common area adjacent to this address.

**Issue for Discussion** - qualifications for landscape RFP
In addition to the specifications included from the previous RFP, additional specifics will be considered:
1. Mandatory meeting attendance and attendance at monthly walk thrus of the CAC.
2. Irrigation maintenance
3. Walkway maintenance schedule
4. Fountain maintenance schedule
5. Cleanup provided to minimize clipping removal by blowers
6. Pruning specifics and schedule
7. Tree visits schedule
8. Inclusion of Linear park visits
9. Request that all landscape proposals and budgets be line itemized
10. Include costs for aeration and over-seeding
11. All proposals will have begun and completion dates for tracking purposes.
12. Response time and frequency should be included
13. Type and method of communication should be noted and how Field personnel can respond.

**Issue for Discussion** - 2013 CAC Budget
CAC to nominate additional areas for irrigation.
Request for funds to continue update and refinement of all common areas when necessary. Request to have Lancaster include proposal for additional
irrigation and add $3000.00 for lime application. Also, add the aforementioned sod in Bessley.

**Compass Submission:** Vigil will assume responsibility for Compass updates. September issue will begin fall campaign for residents to cleanup, prune and begin winterizing. Help can be obtained by Volunteer Gardners.

Next Meeting August 1, 2012. Vigil will chair as Burns will be away. Next Walk-through- July 26, 2012 in front of 400 Bldg. at 5:30