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

Wednesday, March 13, 2013

The regularly scheduled monthly meeting of the Common Area Committee (CAC) for March was held on Wednesday, March 13, 2013. The meeting was called to order at 7:08 PM by Robert Burns, Chairman, in the dining room of the Chan Home.

Members Present: Robert Burns, CAC Chairman
Suzanne Vigil, CAC Vice Chairman
Kathy McCollom, CAC Member (Acting Secretary for this meeting)
Ann Dunlap, CAC Member
Henry Chan, CAC Member
Susan Willis, CAC Member

Member Absent: H. Donna Dymon, CAC Secretary

Others in Attendance: Mindy Lyle, Board Liaison
Chris Newburgh, CMC Representative
Joel Owen, Lancaster Representative
Carlos Rios, Lancaster Landscapers
Julie Thomas, resident of Brawner Place
Christina Camp Anella, The Good Earth, Nearly Native Landscapes

OLD BUSINESS:

Move to: Approve Meeting Minutes February 2013
Kathy noted that the date of the meeting in the minutes should be corrected from 2012 to 2013.
Moved By: Willis
Seconded By: Vigil
For: All
Against: None
MOTION PASSED

Chairman Remarks:
Thanks to Henry for hosting the meeting in his home.
Welcome back to Ann and there’s good news that Suzanne will be able to continue as a member. Donna is on vacation today.

Updates from Last Meeting:

Landscaping Updates:
The committee reviewed current projects in the weekly and monthly tracking sheet. The committee will recommend to the Board that Chris get an iPad so he can update status and add new entries while out and around in the community. Mindy said she would put it on the Board agenda.

NEW BUSINESS:
A. Resident Open Forum – One modification application
5151 Brawner Place: Addition of an L shaped wall and plantings in the front. The request was approved by the ARC with a provision that the CAC also approve since part of the design is on common area. The committee felt the design and specific plantings (done by Christina) were very attractive and in harmony with the surrounding area. There was some discussion about how much common area was involved, and the conclusion was perhaps 6 inches only on the side. Common area impact was minimal.

Move to: Approve design as presented
Moved By: Willis
Seconded By: Vigil
For: All
Against: None
MOTION PASSED
Chris said he would notify Bethany of this approval.

B. Board Updates –
Still no date set for the city ceremony to dedicate the gazebo. Mindy said it would probably be decided by May. A key city decision maker has been away due to illness.
There was a matter raised to the board concerning parking spaces behind Kilburn townhouses, near the pool deck. The way the spaces are now striped, parked cars block the rear patio gates and cars can hit the fence boards if they pull all the way in to the curb. There are several options to solve this, including re-striping so gates aren’t blocked, and bollards to prevent cars from hitting the fences. The committee will look at this area at the next walk-through.
The clubhouse will be completed by April and available for meetings. The rebuilding adds a new 12 seat conference room that is a good size for CAC meetings. Given this new space option, there is more flexibility on meeting dates. After some discussion, the group decided that future meetings beginning in April will be the second Tuesday of each month. The next meeting is Tuesday, April 9th. Suzanne will chair. Rob will work with Airielle to be sure the web site reflects these new dates and location.
There was discussion about seeking a reserve fund from the Board for ongoing small common area enhancements such as a group of plantings. This would be different from ongoing repair and replace activities or the larger scale park improvements.

C. Ratification of Proposals Submitted:

1. John Ticer Park Landscaping Phase 2 (22922)
   Lancaster presented a revised proposal as requested at the February meeting. There was a discussion as to whether this was a final phase of work, and the conclusion was, not necessarily. There are two phases for now until other parks are finished.

Move to: Approve proposal for John Ticer Park Landscaping Phase 2
Moved by: Willis
Seconded: Dunlap
For: All
Against: None
MOTION PASSED

2. Seasonal Annuals Planting (22937)
The committee reviewed the proposal to ensure that the committee’s choices made in the February meeting were correctly reflected. Suzanne asked if it was possible to enhance these plantings later if some augmentation was necessary, and the committee agreed to this if there is budget flexibility.

Move to: Approve proposal for planting seasonal annuals
Moved by: McCollom
3. Minor Expansion of Irrigation Around Clubhouse and Pool (22962)

   This proposal will install irrigation to areas now watered by hoses and sprinklers. The underground piping is already there. Anything now planted there dies due to lack of water. The committee agreed there was a need to look at other small areas that need sprinkler extensions. There is a small area on Tancreti. Chris will propose what will be planted in the newly irrigated pool/clubhouse area. It was noted that the Board approves about 8 areas per year for irrigation.

   **Move to:** Approve proposal for irrigation extensions near pool and clubhouse
   Moved by: Dunlap
   Seconded by: Willis
   For: All
   Against: None
   **MOTION PASSED**

4. Bessley Park South Landscaping (22982)

   Lancaster presented a revised proposal as requested at the February meeting. There was discussion about the location of benches. The current use by many small children and parents makes the bench location toward the middle better for watching the children. There will be bushes at the ends to keep balls from rolling into the street. There was further discussion about how parks will evolve over time as usage needs change, another reason for a special enhancements fund.

   **Move to:** Approve proposal for Bessley Park South Landscaping
   Moved by: Dunlap
   Seconded by: McCollom
   For: All
   Against: None
   **MOTION PASSED**

5. Gazebo Circle Design (22982)

   Lancaster’s revised proposal includes the requested brick around the gazebo and altering some of the plantings. Suzanne raised a question regarding the viewing aspect of this design. The proposed design is oriented to a primary view approached from Brenman Park Drive, when most people approach the circle coming up Cameron Station Boulevard from Duke Street. From this approach, there is a sense of looking at the rear of a design. Better that the gazebo design be appealing from all approaching streets.

   There is also a need to accommodate a future radial walkway that will be added when the current pump house is removed. There was a discussion about how the plantings add to the privacy of the gazebo, whether this was needed. Ideally, they should be tall enough for some shade in the summer but not too tall.

   The committee requested that Lancaster revise its design to incorporate these concepts.

D. Pride of Ownership Awards

   An article will be in the next Compass and it is time to start nominating. There was discussion about whether to present a plaque instead of the current gift cards, possibly something people could put outside in their gardens, something nice with a Cameron Station logo. Deadline for nominations is the third week in May, with awards at the Pool Party in June. At next month’s meeting the committee will decide about awards.

E. Updates for Compass and Newsletter
An article about the volunteer gardener program will be in the next newsletter. There was a discussion about ways to make it easier for people to get help. Those who know of good service providers should add them to the Our Neighbors Recommend list. Lancaster could do more advertising on its services. The start of mowing for the season could be in an e-mail blast. New residents are particularly interested and do read those announcements.

**Next Meeting** – April 9, 2013 at the Cameron Club [update: will be a committee member’s home, TBD]

**CAC Walk-Throughs** – Begin in April and will be the 4th Thursday of each month through September, starting at 8 am. First one is April 25 and meets in front of the Cameron Club.

**Move To: Adjourn at 8:42 PM**

Moved by: Willis
Seconded by: Burns
For: ALL
Against: NONE
MOTION PASSED