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

Tuesday, Aug 13, 2013

The regularly scheduled monthly meeting of the Common Area Committee (CAC) for August was held on Tuesday, Aug 13, 2013. The meeting was called to order at 7:19 PM by Robert Burns, CAC Chairman, in the Henderson Meeting Room, Cameron Club, Cameron Station.

Members Present: Robert Burns, CAC Chairman  
Suzanne Vigil, CAC Vice Chairman  
H. Donna Dymon, CAC Secretary  
Henry Chan, CAC Member  

Member Absent:  

Others in Attendance: Mindy Lyle, Board Liaison  
Chris Newburgh, CMC Representative  
Brian Sundin, ARC Chairman  
Denise Bean, Resident  

OLD BUSINESS:  
Move to: Approve Meeting Minutes - July 2013  
Moved By: Vigil  
Seconded By: Willis  
For: All  
Against: None  
Motion Passed

Updates from Last Meeting:  
Chris noted that brickwork replacements are still going on, as well as replacing older benches. Bessley North has a new composite wood bench and Suzanne noted that it looks good. New no-pet signs are coming in.

NEW BUSINESS:  
Resident Open Forum:  

A. Carlyle Bean of 5051 Minda Court had several comments about the park in the center of that area. It needs more irrigation although the water is finally on. He asked if the sycamore leaf drop was evidence of an irrigation problem. It takes a while for that to happen to realize the area has been too dry. There was a valve issue in that area, why watering started later, although it has been on steadily for two weeks now. In the meantime, leaves are piling up on the grass and heaps can kill the grass. There needs to be a mid-season leaf pickup. He would welcome a relocation of the tall grass formerly around the circle pump house to the Minda Court park. He asked for a new bench and trash can in the center of the park and appreciated the newly installed pet waste station.

B. Sheila Cole of 5240 Brawner noted a drainage problem out her back gate, bad enough that there is constant mud behind her gate. Part of the problem in that area had been fixed, but only half on the left side. The other side needs attention too. [Chairman comment: add this to the walk through with Lancaster]

C. Denise Bean of 5051 Minda Court asked about leveling the sidewalk bricks. She had a bad fall on ice this past winter because a resident did not clear their sidewalk. Mindy noted that it is a City statute to clear sidewalks within 24 hours. The City has fined Cameron Station because walks were not cleared,
and Cameron Station in turn fined owners. Denise continued that there is an overhead hazard of trees not being trimmed by sidewalks. Brian noted that the ARC homeowner standards are undergoing a revision that will include this. The Board is pending review of updated standards.

**Common Area Applications:** none

**Board Updates:**
Mindy noted that Grimm Drive residents were at the Board meeting concerned that the multiple cable/electrical junction boxes were falling apart and were eyesores. Chris is working on this, either getting the companies to improve them (calling them quarterly), or planting around them. Many are in areas that do not have irrigation so would require adjacent owners to agree to water after planting.

The many community sycamores can be replaced in accordance with the existing special use permit plan by one of five replacement options. There are about 300 sycamores in the community. They can be replaced by tall crape myrtles in phases, around 10-20 a year.

**Move to seek proposal to remove and replace the sycamores at Minda Court**
Moved by: Vigil  
Seconded by: Willis  
For: All  
Against: None  
**Motion Passed**

In the Phase 1 area there are issues with plantings around mailboxes. Phase 1 does not have common area as all land was divided up as private land, although the existing common area standards should be applied there. There are 4-5 mailboxes and 2 little parks there.

Negotiations continue with the city regarding the circle. The attorneys are still trying to come to agreement. A completed agreement is 6 months or more away.

**Proposals:**

A. Proposal 23294 – Water ponding issue at rear common area of Martin Lane  
   **Move to Approve Proposal 23294**  
   Moved by: Burns  
   Seconded by: Vigil  
   For: All  
   Against: None  
   **Motion Passed**

B. Proposal 23295 – Erosion control – Flagstone path at common area by 184-190 Martin Lane.  
   **Move to Approve Proposal 23295**  
   Moved by: McCollom  
   Seconded by: Willis  
   For: All  
   Against: None  
   **Motion Passed**

C. Proposal 23296 – Tree removal and replacement behind 5240 Brawner.  
   **Move to Approve Proposal 23296**  
   Moved by: Burns  
   Seconded by: Willis  
   For: All  
   Against: None
Motion Passed

D. Proposal 23297 – Tree Replacement – between Gardiner and Waple.

   Move to Approve Proposal 23297
   Moved by: Burns
   Seconded by: Willis
   For: All
   Against: None

   Motion Passed

E. Proposal 23328 – 2014 Linear Park Maintenance
   This is already underway and the Board has approved; tabled while CMC checks status

   Tabled pending resubmission with more detailed statement of work from Lancaster.

G. Proposal 23322 – Runoff and drainage issues at John Ticer park. Discussion that this will be funded from the Repair and Replace Reserve, rather than CAC budget.

   Move to Approve Proposal 23322
   Moved by: Willis
   Seconded by: Burns
   For: All
   Against: None

   Motion Passed

H. Proposal 23284 – Bed creation and planting in gazebo circle. Discussion: Need to clear up ownership issue first. Proposed brick work additions are on hold. Rework of new beds is repair and replace funding. Selection of fall plantings can be done electronically if needed before the September meeting. This fall would be the time to move the grasses too.

I. Proposal 23359 – Bollard sleeves (to eliminate maintenance and painting). Discussion and approval.
   The decision on the color is still pending.

   Move to Approve Proposal 23359
   Moved by: Willis (to move forward although color is still under discussion)
   Seconded by: Burns
   For: All
   Against: None

   Motion Passed

J. Note that proposals less than $1500 can be approved by CMC and do not need to be approved by the CAC.

K. Reminder: Next CAC Meeting is September 10, 2013 and Walk Thru is Aug 22, 2013 at 8:00 am. John Knowling, the Alexandria City Arborist, will be at the September meeting.

   [The Chairman had to leave the meeting at 8:20 so there was no longer a quorum from this point onward.]

L. Discussion with Brian regarding an informal joint ARC/CAC way to notify homeowners of problems before they get a formal notice. Suzanne had a proposed draft of a notice that will be reviewed by the ARC and will attend the Board meeting in two weeks. The concept and final version would need to be approved by the Board. There was a subsequent discussion about private tree replacement. Management can
approve tree replacements that can be any from the approved list, and has a one-page form to request doing a replacement. There are no size minimums. This was raised once at the ARC and voted down.

Adjourn:

Move To: Adjourn at 8:58 PM
Moved by: Vigil
Seconded by: McCollom
For: ALL
Against: NONE
MOTION PASSED