The regularly scheduled monthly meeting of the Common Area Committee (CAC) for March was held on Tuesday, May 6, 2014. The meeting was called to order at 7:02 PM by Robert Burns, CAC Chairman, in the Henderson Great Room, Cameron Club, Cameron Station.

Members Present: Robert Burns, CAC Chairman  
Ken Jonmaire, CAC Member  
Suzanne Vigil, CAC Vice Chairman  
Kathy McCollom, CAC Secretary

Member Absent: Susan Willis, Mindy Lyle, Linda Greenberg

Others in Attendance: Joel Owen, Lancaster Landscapers  
Carlos Rios, Lancaster Landscapers  
Colleen Hairston, Community Manager (CMC)

OLD BUSINESS:

Move to: Approve Meeting Minutes – April 2014  
Moved by: Jonmaire (including clarification below)  
Seconded By: Vigil  
For: All  
Against: None  
Motion Passed  
Clarification of the minutes requested by Ken, that the top of the new no pet signs are about 3 ½ feet rather than 4 feet.

Updates from Last Meeting:  
From Colleen: the Board approved the no pet signs and improvements to the Brawner pocket park.

Resident Open Forum:  
No residents present.

Common Area Applications:  
No common area applications.

NEW BUSINESS:  
Proposals:  
No new proposals this month.

Discussions:  
Suzie asked Lancaster about standing water by a gate in the back of Bessley that is killing common area trees. Carlos noted that a homeowner has a sprinkler system that may be contributing. They will monitor the area to determine the cause. Irrigation in common areas has begun and they will adjust as needed to prevent standing water issue.

Pin oaks by Gardiner have aphid problems that are also on private trees. Lancaster can put systemic pesticide on the trees (through roots, not spraying) although it’s possible some of the pin oaks may be lost.
The committee asked Colleen how brick sidewalk repairs were determined and prioritized. Lancaster has a time and materials contract for that work, and has one again this year. CMC tracks needed work on spreadsheets and specific homeowner issues go to the top of the list. This time of year they will do an intensive community-wide fix especially after the past winter. A golf cart type vehicle would help management keep a regular close eye on sidewalks as it could move around on them. Main Street condos have agreed to a place in their garage to store it, once is obtained.

Matters raised by residents to the community manager:

A resident in the community’s Phase 6 (newest area) has an issue that their stop signs are missing the decorative black poles on signs in the rest of the community. They have plain green ones. The committee agreed that it is not opposed to replacing the poles, if it is possible to get them at a better price.

A resident suggested that the visitor parking spots have informational stickers clarifying that parking is by permit only. The committee suggested that this be tried in one area, possibly Harold Secord, to test its effectiveness.

Snow removal policy changes:

The committee reviewed the combined comments to date and narrowed down to the following specific recommendations to the Board:

1. Delete existing requirement to clear all driveway space and lead walk.
2. Add that residents shall not throw snow on or blocking neighbors’ walks or driveways
3. Change violation notification contact to owners and residents by using a hang tag (instead of existing requirement for certified mail). This will get walkways cleared more quickly.
4. Timeframe: violations may be given 24 hours after the snowfall ends.
5. Charges for violations: Owners/residents will be charged a $100 flat fee if in violation and the Association needs to have their service provider clear the snow or ice.
6. Condo associations must abide by the same snow and ice clearing requirements as the rest of the community.

Ken is doing a final redline version of the document with current policies and CAC recommended changes.

Move to: Approve the Above Changes to the Snow Removal Policy
Moved by: Burns
Seconded By: McCollom
For: All
Against: None
Motion Passed

Trash and recycling procedures:

The current policy is inaccurate and confusing. The committee asked Colleen to check other communities managed by her company for their policies for reusable ideas.

The committee was asked to look around the community for Pride of Ownership nominees. Susan will again be coordinating this, with an article coming in the next Compass. There will also be an article on CAC news and issues, and one on pruning from the volunteer gardeners. The next issue will be in September. Kathy suggested an article about trash policy, that will probably be completed by then. Members can collect photos of trash problems during the summer, to use with that future article.

The next meeting will be June 3rd in the Henderson Great Room.
The meeting adjourned at 8:22 pm.