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

Tuesday, July 1, 2014

The regularly scheduled monthly meeting of the Common Area Committee (CAC) was held on Tuesday, July 1, 2014. The meeting was called to order at 7:04 PM by Robert Burns, CAC Chairman, in the Great Room, Cameron Club, Cameron Station.

Members Present: Roberts Burns, CAC Chairman  Kathy McCollom, CAC Secretary
Ken Jonmaire, CAC Member  Mindy Lyle, CAC Member
Linda Greenberg, CAC Member

Members Absent: Suzanne Vigil, Susan Willis

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

OLD BUSINESS:

Move to: Approve Meeting Minutes – June 2014
Moved by: Lyle
Seconded By: Greenberg
For: All
Against: None
Motion Passed

NEW BUSINESS:

Move to: Reappoint Member Kathy McCollom for an additional term
Moved by: Lyle
Seconded By: Burns
For: All
Against: None
Motion Passed

Resident Open Forum:
No residents present.

Common Area Applications:
No common area applications.

Proposals:
No new proposals that require Board approval.
Colleen has authority to approve a small proposal on irrigation heads from the last walk through.

Discussions:
From Colleen:
Management is looking into the standing water issue at the rear of 350 Cameron Station Blvd. They need to determine if the builder had drainage directed into the common area or if homeowners have extended their original drainage lines.
The last Board meeting discussed the lack of decorative stop sign posts in Phases 6 and 7, a builder error. Signs are on very basic U channel posts. The Board is not opposed to putting in new ones, and in fairness, damaged posts throughout the community that were replaced with U channel posts should be replaced too. Craig will go around and inspect for damaged street signposts that were replaced with U channel posts and the issue will go back to the Board for consideration.

There is a missing light pole on Brawner from a car accident years back. The electrical connection has been lost and would require extensive and costly digging to locate. A better solution is to put the pole on the other side of the street. Light would be more beneficial there and a power connection is readily available.

E-mail request received by the property manager:
There is a grassy island near the rear of 191 Cameron Station Blvd. The original hedges have died off from lack of irrigation or disease. Existing cherry trees are healthy and would benefit from trimming. In the fall, the grass could be aerated and seeded. Small junipers would be drought resistant and not expensive. Budget-wise, the capitol reserve enhancement funds are nearly gone so this would have to be a modest effort.

Linda and Kathy completed assessments for Pride of Ownership winners from the nominated group. Colleen will advise the winners. It’s more practical to mail gift cards to winners than try to get them together at an event.

[At this point, Joel and Carlos left the meeting, as there were no further matters for Lancaster]

Ken will be preparing the budget for next year. Any suggestions need to go to him by the end of the month. Colleen will prepare a detailed report of actual expenses as soon as end of month activity has posted to help him. There was discussion that the reserve study needs some fine-tuning, especially for maintaining the extensive landscaping. Robert noted that updating the pocket parks is ongoing, that ones originally done will need to be revisited in a new cycle.

Fence replacement is in the reserve study for 2016. The current fence needs to hold up until then. A helper and ladder would be needed to replace the missing top lattice.

A golf cart type vehicle will be purchased for use by Craig once approved by the Board. It is on the agenda for the July meeting.

Trash and recycling policy:
One problem with the current policy is it is written as a narrative and key requirements are buried in text. To make resident compliance easier, the new policy should be a bullet list of those key requirements. Robert will draft the list. American Disposal recycling and trash details change over time, such as what can go into recycling. When this happens, revisions will go out with e-mail blasts.

Residents who put out birdseed are attracting rats and raccoons. Some don’t even use feeders; they throw it on the ground. This time of year the birds can easily find food in the wild.

A reminder about birdseed will be included in upcoming weekly email blasts from management.

The next meeting will be August 5th in the Great Room.

The meeting adjourned at 8:24 pm.