

Coleson Board Meeting Minutes: July 10,2019

Board members in attendance:

- Katharine Bowerman (1660)
- Joseph Gems (1682)
- Catina Jay (1678)
- Tanya Mazarowski (1640)
- Kari Uman (1658)

Residents in attendance:

- Bebee Stroik (1638)
- John Stroik (1638)

Residents participating (via Zoom)

- Kerri Bundy (1652)
- Kanhong Lin (1660)

Officers absent:

- Jonathan Miller (1614), Treasurer

Location: Lake Anne Elementary School Library

Meeting began at 7:22 pm

1. **Opening Remarks** – Our new lawyer, Ray Ceresa, was scheduled to speak to us, but did not attend the meeting.
2. **Approval of Minutes** – Minutes from the previous meeting had not been completed, so they could not be reviewed and approved.
3. **Upcoming Board Meetings** – July 30 had been established as the date for the ‘August’ board meeting. After brief discussion, it was determined that Wednesday worked best as a meeting date for most board members. As a result, the next four meetings were set for Wednesdays: September 4, October 2, November 6 and December 4.
4. **Financial Update**
 - a. Treasurer’s Report – Although Jonathan was not able to attend this meeting, he emailed a copy of the updated budget and current financial report to Kate, and she distributed copies to all present.
 - b. The monthly expenditures for June were routine, and totaled \$2412.16.
 - c. With one-quarter of Coleson Cluster’s fiscal year having elapsed, there do not appear to be any significant deviations from planned expenditures.
 - d. Banking Signatories – Joe reported that he not made any additional progress toward researching local banks for the CD rates and signatory authorization

policies. He is planning to contact Apple Federal Credit Union, TD Ameritrade, and possibly one or two others.

5. Trash & Recycling

- a. Kate reported that she had filed a complaint with Fairfax County, detailing the issues we have been experiencing with American Disposal. She learned the following:
 - i. There have been numerous complaints generated throughout the county about missed pickups, most of them involving American Disposal.
 - ii. The contracts between homeowners associations and trash and recycling services are private contracts that cannot be enforced by the county. Fairfax County code requires weekly pickups, so that can be enforced by the county.
 - iii. A county agent visited Coleson Cluster to investigate our complaint. However, the visit occurred on a day when the trash HAD been picked up. Observing this, the county dismissed the complaint.

6. Committee Reports

- a. Trees
 - i. Tanya reported that she had met with a SavATree representative and that they had toured the cluster and examined numerous trees. She is awaiting a proposal and timeline for summer tree work, and will update the Trees spreadsheet as appropriate.
 - ii. Tanya also reported that they had looked at the large oak tree overhanging the roofs of 1682 and 1684. This tree is of particular concern to Konstatin Stamatov, who is concerned about branches falling on his roof and causing significant damage, but the SavATree representative informed them that significant pruning of the overhanging branches would likely result in the death of the tree.
- b. Social
 - i. Kari reported that a gathering has been planned for the evening of July 13, one to which all residents are invited. Since it will take place on the common area known as the 'island', it is being referred to as an Island Party. Hot dogs, fixings and soft drinks will be provided, and residents are being asked to bring a side dish or a dessert.
 - ii. This year's Oktoberfest has been set for Saturday, October 12.
 - iii. Kate requested that the Social Committee organize and host at least one social event per quarter.
- c. Signage
 - i. Tina is working with Signarama to design the cluster entrance sign.
- d. Landscaping
 - i. On July 10, an exterminator came and exterminated yellow jacket nests in the pollinator garden in front of 1660, and in the retaining wall nearcarport 5.

- ii.
- e. Infrastructure
 - i. Wrought iron railing
 - 1 After a meeting with Reliable Rails on June 11, an estimate for the desired work has been received and needs to be reviewed.
 - 2 Kate spoke with Herndon Ornamental Works on July 9 and is awaiting an estimate from them.
 - ii. Landscaping timber replacement
 - 1 Kate reported that she had met with Hemax on June 19, and just received it immediately prior to this board meeting, so it has not yet been reviewed.
 - iii. Drainage/Erosion
 - 1 Kate met with Hemax on June 19, and is reviewing their estimate.
 - 2 Kate met with Outdoor Structures on June 24.
 - 3 A meeting with Newborg Drainage is scheduled for July 16.
 - iv. Concrete Sidewalks Nothing to report.
- f. Covenants – Joe reported no progress on revising covenants.

7. **Strategic Initiatives**

- a. Property Management – The board discussed the possibility of hiring a property management company. There is a mismatch between the amount of work needed to run the cluster and the number of residents willing to volunteer for the board. No decision was made.
- b. CCA Housekeeping/Document Management – There are presently 19 boxes of old documents extant. These documents range back many years in the history of the cluster, and have not been reviewed in quite some time. This material must be reviewed to determine what must be kept and what can be discarded.

8. **Other Business**

No other business was raised.

Meeting adjourned at 9:30 pm