

Coleson Board Meeting Minutes: December 4, 2019

Board members in attendance:

- Kate Bowerman
- Tanya Mazarowski
- Tina Jay
- Kari Uman

Board members absent:

- Joe Gems

Officers in attendance:

- Jonathan Miller, Treasurer

Residents in attendance:

- Rebekah Wingert-Jabi (1600) (via Zoom)
- Carl Friedrich (1668)

Location: Lake Anne Elementary School library

Meeting began at 7:15 pm

1. Treasurer's Update

- a. **Sandy Spring bank accounts:** The checking and money market accounts are set up at Sandy Spring, and we're using them to pay the bills. We still need to set up access to online banking statements. We still need to close the checking and savings accounts with Suntrust.

2. Infrastructure Committee: Kate and Carl presented updates on infrastructure improvement and repair projects.

- a. *Carport downspouts:* All Seasons Gutter Cleaning replaced the downspouts on several carports and rerouted the downspouts on carport 1 (in front of 1680), carport 4 (behind 1610), and carport 9 (in front of 1640). Erik Brandstaeder (1642) managed the project and repainted the carports where the downspouts were rerouted.
- b. *Carport storage unit doors:* Joe was absent and will present at the next meeting.
- c. *Carports roof leaf removal:* Kate asked All Seasons Gutter Cleaning to submit an estimate for leaf removal from the carport roofs.
- d. *Concrete sidewalks:* Carl is talking to vendors and is getting estimates to repair concrete sidewalks.
- e. *Railing repairs:* Carl is talking to vendors and is getting estimates.

- 3. Landscape Committee:** Tina, Kate, and Kerri met with three landscaping architects/designers, Kate Sedgwick Davidson, Sandy Wilson, and Jane Luce, to get proposals for a master landscaping plan. Tina is managing getting proposals and hopes to have proposals ready for review at the January meeting.
- 4. Sign:** Kate Davidson submitted a proposal to design an entrance sign, including the lighting and the landscaping around the sign. Rebekah Wingert-Jabi suggested we consider other Reston artists such as Marco Rando and Dana Scheuer.
 - a.** Tina will contact Marco and Dana to inquire whether they are interested in submitting a proposal for the design work. Some resources that were recommended were: Public Arts Reston, Dana Scheuer with the Nature House and Marco Rando with SLHS (Inlet Ct.)
- 5. Stormwater Runoff:** The CCA board discussed with Rebekah Wingert-Jabi the issue of stormwater runoff behind 1600-1608 row of houses. The CCA board declined to commit cluster funds to this endeavor because there is no evidence that stormwater from the common area is causing damage to private property, and because the proposed berm and swale wouldn't solve the alleged issue.

The board based its decision on its consultations with multiple drainage experts, landscaping designers, and an NVSWCD soil scientist. Both John McReynolds, a drainage contractor, and Daniel Schwartz, a NVSWCD soil scientist, provided written professional opinions stating that a french drain was the optimal solution and that a berm and swale would not solve the problem of negative grading or of runoff from the roofs.

- 6. Reserve Study:** We have to conduct a reserve study this fiscal year, per the Property Owners Association Act and the Coleson Cluster Association bylaws. Rebekah submitted proposals from PM+ Reserves and Miller Dodson. Carl will follow up with FEA for a proposal. The reserve study consultants offer different levels of studies, with different scopes. We need to decide which level to do.
- 7. Other business:**
 - a.** Joe Gems resigned as secretary but will remain on the board.
 - b.** Election of Tina Jay as secretary: Kate Bowerman moved to elect Tina Jay as secretary for the remainder of FY2020. Tanya Mazarowski seconded the motion. 4 votes in favor; none against.

Meeting adjourned at 9:13 pm