

# October 2021 CCA Board Meeting Minutes

October 7, 2021, at 7:05 pm on Zoom

**Board members in attendance:**

Kate Bowerman  
Carl Friedrich  
Tom Furlong  
Kari Uman  
Tina Jay

**Residents in attendance:**

Beth James  
Charles Kraus  
Freya De Cola  
Joe Pierson  
Michael Wood  
Rebekah Wingert-Jabi  
Tanya Mazarowski  
Vera Taylor  
Erik Brandstaedter  
Rachel Brandstaedter  
Patricia and Jose  
Sharon Quaresima  
Krissy Jenkins  
Larry Uman

**Officers in attendance:**

Jonathan Miller

**Guests in attendance:**

Kate Sedgwick

**1. Call to Order**

- a. Board member Kate Bowerman called the meeting to order at 7:05 pm.
- b. Quorum is met with 4 board members present.
- c. Kate moved to meet in executive session after the meeting to discuss pending litigation; Kari seconded. Motion passed with all board members approving.

**2. Treasurer's Update:** Jonathan Miller reported on the financial condition. As of October 7, 2021:

- a. \$5,013.00 expenses in September
- b. Bank accounts are healthy

**3. Master Landscape Plan**

- a. Kate Sedgwick, our landscape architect, presented the master landscape design.
- b. Carl presented the proposed phases and budget to implement the master landscape plan.

<b>Phase 1 - Fall 2021</b>
Area 4 (Embankment across from 1622-1632, includes fixing pavers)
Area 5 (Meadow behind 1600-1604)

Area 7 (Island)
Complete plantings in front of 1610-1620
Complete landscaping around directional signs (river jack and grasses)
<b>Phase 2 - Spring 2022</b>
Area 1 (Plantings on embankment across from 1658-1670 and steps behind 1672)
Area 1 (Removal work on embankment across from 1658-1670 and steps behind 1672)
Area 2 (French drain across from 1658-1670)
<b>Phase 3 - Spring 2023</b>
Area 3 (dry well and rain garden between 1608-1610 carports)
Area 6 (plantings around sidewalks and carports near 1632-1642)
Carports 1-2 (in front of 1680-1688)
Cryptomeria japonica along trail to Green Trail
Wainwright Drive pedestrian entrance (perimeter)
Rip-rap around storm drain behind 1682

- c. Kate B. moved to adopt the master landscape plan as written, Carl seconded, and all approved.
- d. Kate B. moved to allocate \$22,000 to implement Phase 1 of the master landscape plan in Fall 2021. Kari seconded, and all board members approved.
- e. Kate B. moved to allocate \$24,000 in FY23 to implement Phase 2 of the master plan during calendar year 2022. Kari seconded, and all board members approved.

**4. Tree Work**

- a. Carl presented an update on the tree work that was performed in the cluster by our contractors Blade Runners.

**5. Design Standards**

- a. Kari presented a proposed update to the design standards for decks.

- b. Kari moved to accept the proposed design standards as written and be sent to residents for comment prior to final board approval. Tom seconded, and all board members approved.

**6. Lighting Repairs**

- a. Jonathan presented an update on the status of the watchlights in the neighborhood. Repair tickets have been submitted to Dominion.

**7. Consent Agenda**

- a. Kate moved to approve the September 9 board meeting minutes, Tom seconded the motion, and all approved.

**8. Other Business**

- a. An updated cluster contact sheet will be emailed to the cluster soon.

**9. Adjournment**

- a. Kate moved to adjourn the meeting at 9:09 pm. Carl seconded. All approved. Meeting adjourned.
- b. The board met in executive session afterwards.