

July 2022 CCA Board Meeting Minutes

July 7, 2022, at 7:00 pm on Zoom

Board members in attendance:

Kate Bowerman
Tom Furlong
Kari Uman
Mary Bloom
Carl Friedrich

Officers in attendance:

Jonathan Miller

Residents and Homeowners in attendance:

Konstantin Stamatov
Charles Kraus
Rachel Brandstaedter
Erik Brandstaedter

1. Call to Order

- a. Board member Kate Bowerman called the meeting to order at 7:06 pm.
- b. Quorum is met with 5 board members present.

2. Treasurer's Update: Jonathan Miller reported on the financial condition. As of July 7, 2022:

- a. \$15,343.44 expenses in June
- b. Checking account balances and accounts are healthy
- c. CD from TRUIST has been cashed out as it expired and transferred to Sandy Spring money market account.

3. Trash/Recycling Vendor Search

- a. Mary discussed possible options to replace American Disposal as our trash and recycling vendor when the contract ends in August 2022.

4. Design Standard Updates

- a. Kate discussed the draft of the proposed design standard for sidelights. The proposed standard was sent to homeowners for their feedback; no feedback was submitted.

- b. Kate moved that we adopt the sidelight standard as revised, Kari seconded. All board members approved, and the motion carried.
- c. Kate discussed the draft of the proposed design standard for trim capping covering the bottom of the siding. The proposed standard was sent to homeowners for their feedback; no feedback was submitted.
- d. Kate moved that we adopt the trim capping on siding proposal as revised, Kari seconded. All board members approved, and the motion carried.

5. Tree Work

- a. Carl discussed proposed tree work after a walk through with the BladeRunners arborist. The proposal cost is approximately \$18,000.
- b. Kate moves to transfer the budget line items containing \$2,000 from the ground improvement project line item, Carl seconded. All board members approved, and the motion carried.
- c. Kate moves to adopt BladeRunners proposal as written, Carl seconded. All board members approved, and the motion carried.

6. Landscaping Plan

- a. Kate discussed the implementation of Phase II of the master landscaping plan by HEMAX. The work along the embankment has been completed.

7. Parking Lot Sealcoating

- a. Tom presented an update on the parking lot sealcoating that happened in June.

8. Social Events

- a. Kate discussed the possibility of having a summer social event.

9. Approve Minutes

- a. Kate moved to approve the June 2 board meeting minutes as revised; Tom seconded the motion. Four board members approved, and the motion carried.
- b. Schedule of upcoming board meetings:
 - i. August 4, 2022
 - ii. September 8, 2022
 - iii. October 6, 2022
 - iv. November 3, 2022
 - v. December 1, 2022

10. Other Business

- a. Konstantin Stamatov (1684) requested permission to hire a company to perform stump grinding on a stump on Cluster property at no expense to the Cluster.

- i. The board approved of this under the stipulation that all work performed on cluster property is done by a licensed and insured contractor and that Konstantin plant an appropriate and manageable plant in its place.

11. Adjournment

- a. Kate moved to adjourn the meeting at 9:01 pm. Tom seconded. All board members approved. Meeting adjourned.