

June 6, 2024 CCA Board Meeting Minutes

7:00 pm on Zoom

Board Officers in attendance:

Carl Friedrich, President
Brent Kynaston, Vice President
Jonathan Miller, Treasurer
Mary Bloom, Secretary

Directors in attendance:

Greg Fortunato, Director
Kari Uman, Director

Residents in attendance:

Mike Zolandz
Chuck/Pat Kraus

Board absentees:

N/A

1. Welcome & Call to Order

- Carl, Board President, called the Board Meeting to order at **7:03 pm**.
- Quorum is met with a minimum of four Board Members present.

2. Treasure's Update and Financial Report, Jonathan

Carl moves to approve the Treasurer's Report.

Greg seconds the motion. | APPROVED by all Board Members present.

Per email from Jonathan, Cluster financial standings are outlined below:

- Cluster Balance: **\$28,516.30**
- **\$55,748.99** Cluster Reserve Fund Balance
- **\$4,648.82** May 2024 Expenses

Notable Admin costs: Website, QuickBooks fees for electronic HOA dues.

3. Tree Work, Greg

Goal: Continuous and ongoing Capital Improvement Project to provide a safe and sustainable environment by maintaining the existing tree canopy in and around the Cluster. Tree removal and pruning is prioritized to protect people, pathways and property.

- **May 2024**, Carl and Greg met with Terry Turner, Arborist with Blade Runners for introductions, spring walk through and discussion on potential services.
- Blade Runner Recommendations:
 - Thin tree canopy in the Meadows to create more light;
 - Prune trees/shrubs along North Shore and Wainwright Drive.
- Greg will review service quote to prioritize work in order of hazard and expense. Total for all services combined is around \$23K. Blade Runners will apply a 10% discount on our selected services.
- Blade Runner quote includes:
 - 24 fully dead trees;
 - 12 hazardous scenarios (\$11,662);
 - Encroaching limbs;

4. Landscape Updates, Mary

Goal: Through the establishment of the Landscape Working Group (LWG), this is an ongoing and collaborative effort by Board Members and residents to protect and maintain the beautification of common areas in and around the Cluster. Volunteers to work together to monitor and care for plant installations, and to provide support for garden and landscaping needs.

- **April 24, 2024, 2pm:** Mary met with Terry Turner, Blade Runners for discussion on current extended contract, and for a Cluster walk around. Discussed resident concerns over trimming and use of chemicals (Blade Runners does not use chemicals). Terry provided feedback and best practices for timing projects, and other suggestions regarding plant health. Blade Runner quotes provided for additional services, per LWG input last year:
 - Removing privets behind Carport #3 (Resident #1608)
 - Pruning and thinning along Wainwright (Resident #1688)
 - Future rehab of bank behind Carport #2 (Residents #1682-#1688)
 - Quote on Blade Runner staff day rates for heavy inhouse projects
- 2024 Landscape Budget: **\$2,500**
- **Upcoming:** Sent email and pulse survey to LWG regarding level of interest and availability for June 2024 LWG Admin meeting, TBD. June 2024 Walk-through, TBD.

5. Board Meeting Minute Approvals

Carl moves to approve the **May 2024 Board Meeting Minutes**.

Kari seconds the motion. | APPROVED by all Board Members present.

OTHER BUSINESS

Rain Garden Updates – Carl

- Raingarden and drainage work is complete behind residents at #1600-#1608/
- DRB Application approval pending.
- Rebekah sent her appreciation to the Board for completing the project.

Fall Clean-Up / Oktoberfest – Kari

- TENTATIVE October 26! Kerri Bundy to follow up with option for FREE dumpster from FFX.

Parking – Carl

- Resolved: A resident has been informed that only (2) of the vehicles in their household can park in the Cluster. Kari to provide Carl with a list of other households that currently violate parking policy.

Graffiti / Trash / Drinking – Group discussion on issues with loiterers and unwanted late-night behaviors in the woods along North Shore, behind #1632. Investigate the potential to add motion sensor lighting behind carports as a deterrent.

Dog Station – Research signage to keep dogs from doing their business and damaging plants in common areas. Reach out to RA for potential dog waste station on the Green Path.

Adjournment

Carl moves to adjourn the **June** Board Meeting at **8:17 pm**.

Greg seconds the motion. | APPROVED by all Board Members present.

Attestation

These minutes were approved at the **Coleson Cluster Association Board of Directors Meeting** on **July 11, 2024**.

Signed:

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_____	_____

2024 Board Meetings
 June Board Meeting – Thursday, **June 6** at 7:00 pm on Zoom
 July Board Meeting – Thursday, **July 11** at 7:00 pm on Zoom
 August Board Meeting – Thursday, **August 1** at 7:00 pm on Zoom