

October 9, 2025 CCA Board Meeting Minutes

7:00 pm on Zoom

Board Officers in attendance:

Carl Friedrich, President
Brent Kynaston, Vice President
Mary Bloom, Secretary

Directors in attendance:

Kari Uman, Director
Lori Johnson, Appointed Director
Greg Fortunato, Interim Director

Residents in attendance:

Chuck/Pat Kraus
Paul/Joyce Lang
Evan Ewing

Board absentees:

Jonathan Miller, Treasurer

1. Welcome & Call to Order

- Carl Friedrich, President, called the Board Meeting to order at **7:02 pm**.
- Quorum is met with a minimum of three Board Members present.

2. Welcome Lori Johnson. Newly retired, Lori Johnson, has accepted the Board's invitation to step in and serve the remainder of Greg Fortunato's Board of Director position. Lori grew up in Montana but has been in and out of the DC area for many years. Though Lori's job has taken her to many distant lands, she decided to move and settle in Coleson Cluster close to three years ago. The Board looks forward to working with Lori, who will be assisting with the Carport Restoration Project, and will serve in Greg's place until the end of his term (March 31, 2027).

3. Treasure's Update and Financial Report

Due to Jonathan's absence, Carl moves to approve the October Treasurer's Report at the November Board Meeting. Kari seconds the motion. | APPROVED by all Board Members present.

Per Jonathan, Cluster financial standings are outlined below:

- Cluster Balance as of 10/9/25: **\$32,191.44**
- **\$80,961.24** Cluster Reserve Fund Balance
- **\$929.10** Total September 2025 Expenses

Notable: See report.

4. Landscape Updates, Mary

Goal: The Landscape Working Group (LWG) is an ongoing volunteer collective of Coleson Cluster Board Members and residents who work together to support the maintenance and beautification of common areas in and around the Cluster. The LWG will act as an advisory to the Board on addressing landscaping needs, and the use of sustainable best practices that promote eco-friendly and beneficial environments.

Invasive Species Control Grant offered by PRIZM

- Pre-App due **Oct 15**, formal Application due on **Nov 1**, Awards announced on Nov 8.
- April deadline to complete work. Try to pair with Spring Cleanup.
- Award is for **\$3,000** with **50% match**, either a \$1,500 monetary match or work hours at \$34/hr (45 hrs).

- Potential consultation with Nature by Design in Alexandria.

2025 LWG Summary

Portions of Areas 1 & 2 (the bank in front of #1660 - #1664)

- ✓ At #1660, added more pollinators plants (e.g., clethra, hyssop, phlox, asters, speedwell, mountain mint varieties, cone flower, butterfly weed, etc.)
- ✓ At #1664, removed ivy, added pollinators (e.g., false indigo, hosta, spirea).
- ☐ In progress—at #1666, removed ivy, weeded, and installed liriopse, hosta, heuchera, lambsear and climbing aster.
- ☐ Continue with installation of rhododendron, astilbe, and ferns. Need to find ginger plants.

Area 6 (the area around Carport #9)

- ✓ Suspected hosta X virus in the soil. **NO HOSTAS** to be planted in this area until next year.
- ✓ Shenandoah removed privet root ball and added new mulch.
- ☐ In progress—at #1640: removed ivy groundcover and overgrown privet. Will continue to work on removing vinca around Japanese maple, but for now it's been cut back and given a form. Trimmed azaleas and viburnum. Installed pollinators (e.g., clethra, phlox, aster, coneflowers). Looking to install a stone footpath and sundial feature.

'New' Area 6A (retaining wall along Rowhouses #1610 - #1620)

- ✓ Cluster Cleanup – Transplanted coneflower from in front of #1618 to drainage retention area between carports in Area 3 & 5.
- ✓ Planted new hybrid coneflower.
- ☐ Coming soon—ordered new grasses and mulch.

5. Tree Work, Carl and 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.

Action Item. Greg to reconcile current invoicing from Blade Runners who provided summer/fall tree removal work (original quote for \$13,977).

- Carl will resume the coordination of tree services in the Cluster.
- **Wednesday, 10/15/25, 2pm.** Carl and Terry Turner (Blade Runners) to do walkthrough inspection.

6. Board Meeting Minute Approvals

Carl moves to approve the September Board Meeting Minutes.

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

Carl moves to reschedule the November Board Meeting to accommodate his absence.

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

OTHER BUSINESS

Change in the Cluster's Board of Directors + Roles – Carl

Lori Johnson (owner at #1650) has accepted the Board's invitation to serve in Greg's place for the remainder of his term (exp March 31, 2027). Lori will be taking on the Carport Restoration Working Group.

Kari Uman will be taking on managing Cluster Communication and the Carport Restoration Working Group.

2026 Capital Improvement Project – Carl

Carport Restoration Working Group: Kari, Lori, and Paul Lang (resident)

- (1) Bid has recently been submitted for restoration work.
- Mary to coordinate Electrical and Carpentry Tradeworks with Working Group. Suggestion to break up tradework rather than find one general contractor.

HVAC Installation Guidelines – Carl

TODAY, RELAC announced that it's officially dissolving. Residents will need to install HVAC systems. RA is currently working on a public response to this news and any legalities for deed changes. RA has asked Coleson Cluster to submit standards for compressors. Cluster will need to submit standards soon.

Post-Oktoberfest and Cluster Clean-Up Debrief – Kari

Saturday, October 4th, 2025 was a success! Great job everyone! And thank you to everyone who pitched in and participated in the festive activities.

Rats! #1604 - #1606 and in front of #1682 (Mike/Susan/James/Brent) – Carl

Seeing rats in and around the Cluster. Board will contribute ~ \$150 for rat traps. Need coordinated cooperation from all residents. Residents need to clean out exterior areas that invites nesting.

#1642 (Paul) – Walkway lights are out. Jonathan will follow up with Dominion with a work order.

Adjournment

Carl moves to adjourn the **October Board Meeting at 7:47 pm.**

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

2025 Meeting Dates

October Board Meeting – Thursday, **October 2** at 7:00 pm on Zoom

Cluster Clean-Up & Oktoberfest! – Saturday, October 4th, 2025

November Board Meeting – Thursday, **November 13** at 7:00 pm on Zoom

December Board Meeting – Thursday, **December 4** at 7:00 pm on Zoom