

# May 12, 2026 Coleson Cluster Association (CCA) Board Meeting Minutes

7:00 pm on Zoom

## Board Officers in attendance:

Lori Johnson, Vice President  
Jonathan Miller, Treasurer  
Mary Bloom, Secretary

## Directors in attendance:

Jonah Goobic, Director  
Kari Uman, Director

## Absentees:

Carl Friedrich, President

## Residents in attendance:

Brent Kynaston  
Evan Ewing  
Pat/Chuck Kraus  
Lee De Cola

### 1. Welcome & Call to Order

- Lori Johnson, Vice President, called the Board Meeting to order at **7:05 pm**.
- Quorum is met with a minimum of three Board Members present.

### 2. Treasure's Update and Financial Report, Jonathan

Treasurer's Report has been submitted and received by the Board.

Per Jonathan, Cluster financial standings are outlined below:

- Cluster Balance as of 5/11/26: **\$31,340.28**
- **\$76,775.36** Cluster Reserve Fund Balance
- **\$45,548.82** Total March and April 2026 Expenses

**Notable standings:** Balance does not currently reflect uncashed checks by vendors (totaling \$22,546.98). Atlantic Union Bank signatory updates recorded in April Board Meeting Minutes.

### 3. Landscape + Grounds Keeping, 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.

- FY27 Landscape Budget: **\$2,500** (Grounds Improvement Line Item of adopted **Budget Report**)

**Motion:** Lori motions to initiate landscape services and install stone drainage swales at the base of designated Carports. Swales will hold back soil from the newly restored baseboards of the Carports. Granite Hill Landscaping provided a quote for \$2,994.89 (1-3" stone, landscape fabric, delivery and installation).

Lori moves to approve quoted services and costs for river jack swales by Granite Hill.

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

#### 4. Infrastructure + Hardscape Management, Kari and Lori

**Goal:** The Infrastructure and Hardscape Management Subcommittee is proactive in planning and executing short- and long-term capital improvement projects that preserve the Cluster's physical assets. The volunteer collective of Coleson Cluster Board Members and residents work together to maintain the Cluster's built environment, prioritizing safety and functionality, while enhancing property values and aesthetic appeal.

**Carport Restoration Project Working Group:** Kari, Lori, Paul Lang and Mike Zolandz (residents)

- ✓ Mid-April 2026: Dolan Contracting successfully completed the carport work. Everything looks great!
- ✓ Much appreciation to all the residents for their cooperation in moving their cars and items out of the carports on time. Dolan Contracting kept work areas clean and with minimal interruption to residents.
- ✓ Lori gets BIG kudos for the excellent communication to residents on the schedule of events.

**Motion:** Kari motions to initiate a new Capital Improvement Project to repaint the yellow designated curbs throughout the surface parking lot. Dolan Contracting has provided a quote which includes scraping existing and rolling new traffic paint for a total of \$4,430 (materials and labor).

Kari moves to approve quoted services and costs for curb painting.

Mary Seconds the motion. | APPROVED by all Board Members present.

- ✓ Carport Restoration Project successfully completed by Dolan Contracting.
- ✓ As of the end of April, roofs of all (12) carports have been successfully cleaned by Dolan Contracting.
- ✓ FFX Water Department has completed the repair of steps leading to #1682-#1688.
- ✓ Electrical work completed by Sorin Rosoiu (\$2200)
  - Restoration of lights at front sign and in Carports 1+2.
- ✓ Trenching work completed by Victor Acuna Mendez (\$200).
  - Trenching for new electrical conduit runs from lamp pole across from #1684, through steps, and buried under landscaping to reach Carports + front sign.

**Note on General Cluster Maintenance:** asphalt of surface parking lot has been sealed approx. every 4 years.

**Proposed:** Spray sealant on clean brick-sided Carports proposed for later this year, or possibly next year.

#### Action Items:

- Carl to flag new electrical conduit path in prep for landscaping repairs in and around Carport 2.
- Carl to follow up with repairing open conduit through concrete steps.
- Jonathan to resubmit another ticket with Dominion to repair flickering lamp post at #1680.

#### 5. Tree Work, Kari reporting on behalf of Carl

**Goal:** A continuous Capital Improvement Project to maintain a safe, healthy, and sustainable environment through the ongoing management and enhancement of the Cluster's tree canopy. This volunteer effort focuses on best practices and seasonal evaluations for preservation, maintenance and renewal of trees, and to ensure a long-term canopy succession, while prioritizing services when necessary to protect people, pathways, and property.

- No updates provided on proposed Arborist appointments.

## 6. Board Meeting Minute Approvals

Mary moves to approve the following past outstanding minutes.

Jonah Seconds the motion. | APPROVED by all Board Members present.

- February 5, 2026 Board Meeting Minutes
- March 5, 2026 Board Meeting Minutes
- FY2027 Annual Budget Approval Meeting (March 26, 2026)
- April 9, 2026 Board Meeting + CCA Annual Meeting Presentation

## OTHER BUSINESS

HVAC – Post-adoption news: a date by which screening installation must be completed is not included in the standard. Updates to standard for corrected schematic on screen design is needed (taken from Waterview).

Trespassing behind #1634-#1638: A barricade of debris was assembled at Cluster Spring Cleanup to prevent trespassing into wooded area. Installing motion sensor lights on the rear of Carports 11 and 12 will be investigated by Kari and Paul Lang.

Meadowscaping: Lee De Cola is looking for compensation on seed purchase to start meadowscapes on bank across from #1626-#1628. Lee, Freya and Mary will prep the area for seeding.

## Adjournment

Lori moves to adjourn the **May Board Meeting at 8:21 pm**.

Jonah Seconds the motion. | APPROVED by all Board Members present.

## Attestation

These minutes were approved at the **Coleson Cluster Association Board of Directors Meeting on June 11, 2026**.

### Meeting Dates

**May** Board Meeting – Thursday, **May 12** at 7:00 pm on Zoom  
**Spring Cleanup Day! Saturday, May 2, 9am**

**June** Board Meeting – Thursday, **June 11** at 7:00 pm on Zoom  
**July** Board Meeting – Thursday, **July 9** at 7:00 pm on Zoom