

August 6, 2026 Coleson Cluster Association (CCA) Board Meeting Minutes

7:00 pm on Zoom

Board Officers in attendance:

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

Directors in attendance:

Jonah Goobic, Director
Kari Uman, Director

Board absentees:

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Residents in attendance:

Pat/Chuck Kraus
Paul/Joyce Lang
Clare Lee
Mike Zolandz
Maureen Chance

1. Welcome & Call to Order

- Carl Friedrich, President, called the Board Meeting to order at **7:01 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 presented and reviewed by the Board. No comments or issues provided.

Cluster financial standings are outlined below:

- Cluster Balance as of 8/6/26: **\$17,390.83**
- **\$68,820.79** Cluster Reserve Fund Balance
- **\$13,574.27** Total June and July 2026 Expenses

Notable standings: None.

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**)

6/1/26: Granite Hill installed the wrong-sized stone in the drainage swales around designated Carports (quoted 1-3" stone but installed a larger 3-5" stone). Granite Hill did not estimate enough material to fill the swales, and has provided a follow-up quote for additional material, with discounted labor: ~ \$500

Action Item: Carl to discuss with Terry (Granite Hill) on the application of additional river jack and next steps on adding a topcoat of the 1-3" river jack (~ 1-yard) where needed. Carl to merge the extra cost of stone in with the upcoming tree removal and cleanup invoice from Granite Hill.

4. Tree Work, 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.

- The Cluster will continue to minimize unnecessary tree service for the remainder of the year to conserve funds and offset expenditures from the carport restoration project.
- Carl has met with one arborist and plans to schedule appointments with two others.

August 2026 (Scheduled Work TBD): Granite Hill upcoming work to remove (3) trees: #1682 side common area, red oak (\$3,075); #1656 rear common area, red maple (\$2,680); #1622 rear common area, silver maple (\$2,270); #1660 rear common area, prune silver maple. Additionally, storm damage clean-up and removal of downed branch piles.

Carl moves to approve quoted tree service (and potentially additional cost of river jack).

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

5. Infrastructure + Hardscape Design Management, Kari, Lori, Jonathan

Goal: The Infrastructure and Hardscape Design 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 and design standards, prioritizing safety and functionality, while enhancing property values and aesthetic appeal through practical repairs.

Surface Lot Lighting:

Light poles remain out along Wainwright between #1600 - #1680 and in front of #1604.

Action Items:

- Jonathan to follow up on ticket with Dominion for repairs.
- Mary researching potential consultation with Dominion to help resolve continuous lighting issues and create a new lighting overlay or design path forward.

HVAC Screening Design Standard:

RA DRB in process to approve Cluster's Standard update of a deadline for installing new HVAC screening.

Action Item: Kari and Lori to continue flip book audit for updates to all design standards, including fencing, new house colors, and potentially windows.

6. Board Meeting Minute Approvals

Carl moves to approve the **June 2026 Board Meeting Minutes**. (No July HOA Meeting)

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

OTHER BUSINESS

Atlantic Union Bank

Jonathan to meet with Carl to reconcile miscommunications with bank on Board Member authorizations.

October 3 – Cluster Cleanup and Oktoberfest

Kari getting ready and securing the dumpster.

You dirty Rat! New sightings and more mischief. Carl to order and distribute traps.

RA Courtesy Inspection: Carl moves to resurrect a past proposal to invite RA to conduct a non-invasive, unofficial Cluster walkthrough to assess homeowner compliance. RA would notify homeowners directly, with no HOA involvement, bringing awareness to residents and allowing them to take corrective measures on their own timeline. RA would also clarify HOA property boundaries and responsibilities.

Adjournment

Carl moves to adjourn the **August Board Meeting at 8:04 pm.**

Lori Seconds the motion. | **APPROVED** by all Board Members present.

Attestation

These minutes were approved at the **Coleson Cluster Association Board of Directors Meeting on September 3, 2026.**

Upcoming Meeting Dates

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

No July HOA Meeting

August Board Meeting – Thursday, **August 6** at 7:00 pm on Zoom

September Board Meeting – Thursday, **September 3** at 7:00 pm on Zoom

October Board Meeting – Thursday, **October 1** at 7:00 pm on Zoom

Fall Cleanup + Oktoberfest! 10/3/26, 9am