

Coleson Cluster Association Board Meeting

January 17, 2017, held at 1686 Wainwright Drive. Minutes: Chad Hill

Meeting called to order by Vernon at 7:37PM.

In attendance were CCA President Vernon Wyly, CCA Vice President Laura Dalton and board members Casey Deccio (via telephone), Lee De Cola, Marion Greene (Treasurer), and Chad Hill.

1. First order of business was review of the Refuse and Landscape contracts.
 - a. Expiration dates were discussed
 - b. Laura wanted to look into new trash contracts
 - c. To prevent automatic renewal

2. Laura motions 12/8 meeting minutes pass (with edits for accuracy). Lee seconds - Minutes pass. Action Chad to send to Beth Anne for posting on CCA website.

3. Lee Provided an update on the cluster tree situation. Thrive work underway and progressing - with some concerns that Lee wishes to communicate to the vendor.
 - Stroik tree (1638) - belongs to owner - wants it removed (Owner gave Lee his Plat).
 - Board has become aware that the large, approximately 24 inches in diameter, tree may be a danger to passerbys.
 - Board recognizes this as a safety hazard and will contact the owner(s) with the following content:
 - CCA Vice President to write a letter, with President's signature to inform resident that the tree is dead and to encourage its professional removal. The letter should recommend that an arborist remove it before it becomes a significant hazard.

 - Cherry removal behind 1610
 - Board wants to require vendor provide cert of insurance (JL Tree) \$850
 - Vern proposes we accept JL quote for \$850 - lists Josh and Marion Greene as additional insured AND Coleson cluster as well.
 - Laura seconds - none opposed.
 - President signed JL quote for \$850 for 1610 cherry tree removal (with vendor to provide requested proof of insurance)

4. Marion Financial update
 - Demand letter to household in arrears in the amount of \$1440
 - \$5311.50 transferred from checking to savings
 - Landscape needs to provide receipts for grounds improvement.
 - Discussion of the FY 2017/18 budget
 - Lee action to provide us a graph of reserve study (with projections)

5. Shenandoah Landscape proposal Discussion
 - With Adam Petersen's input Vernon would like to review the contract and have board review Adam's detailed email.
 - Board would like reconstitute a landscaping committee - Lee action to speak with Adam
 - Vern proposes that we sign a 1-year arrangement without add-ons at the existing cost
 - Lee motions \$16802 for landscaping for one year and Vern seconds - no opposed motion passes

6. Laura to take over Poison ivy treatment monitoring provided by Thrive in May and July.

7. Add 1616 rail repair and 1656 Lampkin sidewalk repair add to Big dog contract quote.

8. Carport - Board approved \$967 two Colbert roofing Carport 2 and 8. 8 was repaired under warranty for \$150 and the remainder of the bill was for Carport 2 in the amount of \$669. Discussion determined that this would be a capital expenditure.

9. Other business
 - Moved September meeting minutes approval to February meeting
 - Potential board vacancies need to be discussed again.

Meeting adjourned at 9:16 PM