

**CABOTS POINT CLUSTER ASSOCIATION
BOARD OF DIRECTORS' MEETING
October 16, 2012**

The regular monthly meeting of the CPCA Board was called to order by President John Norton on Tuesday October 16, 2012 at **7:00 P.M.**, at the home of John Hills. Attending were Board Members John Norton, Stephen Cristofar, John Hills, Mike Norvell, and Gary Caley.

OPEN COMMENTS

- ❖ None

OLD BUSINESS & COMMITTEE REPORTS

- ❖ The Board approved the minutes from Board meeting of September 11, 2012.
- ❖ **Treasurer's Report**
 - The CPCA checking account is just under \$15,000 since the \$12,800 deposit to the reserve fund. The reserve fund is now \$47,500 (split between two CDs: 5 years at 1.7%, and 18 months at 0.9%).
 - 24 Q3 dues payments have been received to date.
 - The disclosure fee was received for St. Jean's property.
- ❖ **Grounds Report**
 - Mike N. presented draft costs for several cluster projects that he has investigated over the last month, including tree work and other projects. Mike N. to get additional bids and consolidate a list of projects for Board approval.
- ❖ **Roads and Sidewalks**
 - It was noted that several sidewalks around the cluster need attention, including the sunken sidewalk sunken at entrance of Tier 2, and at the top of the hill between Tiers 2 and 3.
- ❖ **Social**
 - Gary is planning the next event as Oktoberfest, around October 28.

NEW BUSINESS

- New Signage - John N. has contacted Konstantine about adding to the suggested signage that says "Private Road" adding "No Outlet". Also will be looking at "Slow, Children at Play" sign at the entrance of Tier 3/4.
- John H. stated that since 2163 closed, a dock is now available. John N. drafted a letter to residents for review. Board discussed input to this letter. John will send out over the next few days.
- Disclosure for St. Jean's property was provided as expedited service.
- Fairfax County Storm Drain & Maintenance [Contact - Jack Merritt 703-877-2871] has been surveying Tier 3 regarding drainage issue. Their team has visited Tier 3 numerous

times over the past month. Board has not heard from Fairfax what the drainage remediation plan will be.

- Gary suggested the Board review allowing synthetic shake as a replacement for cedar shake for roofing. Gary presented samples and discussed some advantages of the synthetic product including its fire retardance and longevity. John N. suggested bringing it up at annual meeting for vote. John H. added that the Board should do research prior to meeting to present a report to the Cluster for a vote. Report would include cost, and comparisons in looks over period of time.
- John H. asked about Cluster policy on Solar Panels. Reston Association has standards, which essentially state solar paneling is allowed as long as they are unobtrusive.

MEETING CLOSE OUT

- Date/location of next Board meeting: To be held (tentatively) at the home of John Norton, Tuesday November 27 at 7 pm.

Meeting was adjourned at 8:15 pm.

Minutes Submitted by John Hills.