

**CABOTS POINT CLUSTER ASSOCIATION
BOARD OF DIRECTORS' MEETING
April 21, 2015**

A meeting of the CPCA Board was called to order by President John Norton at the home of Kate Sherwood on April 21, 2015 at 7:00 PM. Attending were Board Members Steve Cristofar, Gary Caley, John Hills, Kate Sherwood, and John Norton. Also attending were Mike Norvell and Linda Jones.

New Business

- Resident in 2133 has a boat and dock and is considering selling the boat. The Cluster Handbook cites that if a boat is removed then dock becomes available to the Cluster. Motion was made to give resident 6 months after sale of existing boat to replace with new boat. Motion was seconded by John H. and approved.

Old Business

- Minutes from Board meeting from March 28, 2015 were approved.

Treasurer's Report

- Finances are in good shape with over 23k in the Cluster checking account. Steve will be contacting the accountant soon to start the annual review. The reserve fund is at 75k. The past fiscal year was a break even. We have received 23 Q1 dues payments with no kayak payments.
- Two outstanding invoices for Perfect were sent, but invoices were not provided. John H. to follow up with Perfect to get detailed invoices for snow removal services.

Ground Supervisor's Report

- Erosion –Wetlands has provided a proposal involving the culverts as well as erosion along waterfront. Total was approximately \$12k.
 - o Proposed riprap and boulders under all docks. Noted that west end of waterfront didn't get much wind and wasn't necessary.
 - o Reston is planning to dredge in 2018, and could do work then. But there is an investment in cluster dock and the two culverts those should be ripped. Steve had a question if the estimate included the outlet by the Jarvells as well as the outlet by the main dock. While it was included in the walkthrough with Kate, it was not included in the written estimate. Mike N. said at a minimum the two culverts should be addressed to protect the cluster dock.
 - o Proposal on study between Tier 3 and 4 to determine issues with runoff.
 - o Kate added we need to follow up with RA to address the outflow between Cabots Point and Owl Cove.
 - o Kate to discuss with another vendor to get a second estimate.

- There are several priorities identified, some of which are short term and some long.
 - o There is cleaning and clearing behind Tier 1 and south side of Tier 2.
 - o We critically need residents to help water plants this summer across all tiers.
 - o Kate will work with Cardinal to revamp and replace bushes by stairs at the top of Tier 4. Possibly removing that and replacing those bushes with plants more in keeping with the rest of the cluster like dogwoods. Mike also note redbuds and dogwoods could be nice along slope.
 - o John H. had asked if Cardinal could skip using chemicals on Tier 3. Kate suggested even extending it to the rest of the cluster.
 - o Home at the back of Tier 2 put in a drainage pipe which may cause erosion problem. May need to address in near future. Steve added that we had several drainage pipes in the cluster which had been cut by mowers which need to be fixed. Kate to follow up to get cost.
 - o Steve added he wanted to get work done clearing under trees on Cluster land, and the beds on waterfront have gone to weeds. The existing beds need to be weeded and mulched.
 - o John N. asked if two branches could be removed off white pine behind his home. John H. added that residents in 2161 asked to have tree service assess health of large pine in front of their home.
 - o Mike N. noted cleaning out behind 2101 and 2013 would help make Cabots Point more attractive.
 - o Steve added azalea across from 2107 is dead and needs to be replaced.
- Kate suggested asking Cardinal for group rate for weeding front yards.

Road Sidewalk and Homes

- John H. will reach out to siding committee soon. Asked the Board to review homes in the cluster and give feedback about favorite #1 and #2 home.
- Enviroshake has not reached back to schedule a time to visit Board meeting.
- Visibility of house numbers. Recommended standard where house numbers much be painted in white. Look at reflective spray paint to approve as new standard.

Social

- TBD.

Open Comments

- **Next Meeting** - Scheduled for Tuesday, May 19, 2015 at the home of John Hills.
- **New Business:** None

Meeting was adjourned at 8:15 pm.

Minutes Submitted by John Hills