

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

A meeting of the CPCA Board was called to order by President John Norton at the home of Gary Caley on July 21, 2015 at 7:00 PM. Attending were Board Members John Norton, John Hills, Kate Sherwood, and Gary Caley.

Open Comments

- Chris Woods presented a plan to connect his two rear decks and expand back deck by 2 feet. Chris stated that direct neighbor had expressed discomfort supporting any plan that would extend deck in a way that allowed visibility into neighbor's home. Chris presented two options: (A) included a 2 foot extension of existing decks with a diagonal cut edge several feet from the brick wall, that would limit any visibility around the wall. Option (B) was similar, but had a notched section that brought the deck in by two feet before meeting the wall on neighbor's side. John N. and Gary explained that any change must be presented and approved to the Reston Association Design Review Board (DRB). Board discussed that plans were similar to what other residents had already done to their homes, where decks had been joined and extended (i.e. Gary Caley's deck). Board voted and approved for support of Chris' application to RA for either plan as presented (attached below).

Old Business

- Minutes from Board meeting from June 23, 2015 were approved.

Treasurer's Report

- Treasurer was not present. Financial summary will follow via email.

Ground Supervisor's Report

Location	Description	Cost	Status
Tier 1 Flower Bed	There were two dead encore azaleas on common area on right side bed of Tier 1. Bed was reviewed and found to be too crowded; no new plants will be added.	\$104	Deferred.
Tier 4	Tier crape myrtles are ok and Greg will cut them back this week. [Greg aware, had not been done yet, Kate will remind.]	\$0	Approved.
Behind 2101	Remove mound of soil and create a mulch bed.	\$600	Deferred.

Between 2173 and 2175	Selectively clean and weed common areas. Board voted yes. Update: work deferred until after raspberries die off (September) so he can better see what to clean out.	\$180	Approved. Deferred until fall.
Behind 2163 and 2161	Deferring until results of other work is evident. To have drains diverted to a French drain in the wooded area. \$1075. Update: Good flow off roofs 2163 and 2161 which still causes some water to flow down through the area. Kate still thinks it is necessary to extend drains to French Drain from those two homes.	\$1,075	Deferred.
Front of 2143	Add additional plants along the path between Cabots Point and into South Bay (lake side sidewalk). Cardinal suggested more topsoil, mulch, and 150 liripoe. However, work cannot be done until erosion mitigation is completed. Board deferred. Update: Kate felt the situation had improved with Tier 3 drain mitigation behind 2165. Suggested another stone trench below the pathway and sidewalk that would hook into existing trench to handle any runoff coming down the hill (12-18 inches wide). Gary suggested fortifying the bottom side of the sidewalk so it doesn't wash away and impact the sidewalk.	\$1,807	Deferred.
Next to 2169	Kate suggested removing newly planted spruce next to 2169, to be moved up possibly along South Lakes. To be replaced with 5 sea green junipers, that would extend existing junipers, along with anew crape myrtle. 170+240=\$310. Board previously voted to approve pending homeowners' signoff. Homeowners subsequently agreed via e-mail. This work will be done in the fall when new plants are more likely to survive. [Can't move until the Fall]	\$310	Approved. Deferred until Fall.
Tier 3	Few dead branches on Tier 3 white pine. Kate to send out email to cluster. John N. noted a few white pines on Tier 2 had dead branches, but not worth having Bonilla come out.	TBD	Deferred.

Road Sidewalk and Homes

- Stain committee – First committee meeting July 23 at home of John H. Likely to recommend the addition of another standard, possibly the Flood CWF Cedar Tone.
- ** Subsequent to the Board meeting the Siding Committee met. The notes from that meeting were as follows:
 - o 1) There seemed to be little desire for changing the current standard - the ABR X100 Cedar Tone Gold. This is a very light oil stain with a slight reddish tint that is good protection for newer wood, but allows the grain of the wood to show through.
 - o 2) There was support for working to get a second darker stain option approved, primarily for older wood and decks and railings. This could be used for homes with original siding, on as an alternative to the ABR-X100. Residents could also use it on their stairs, railings and decks.
 - o The stain John H. recommended was the Flood CWF UV Cedar Tone. It is available at Home Depot and Lowes. It has also been used previously in the cluster. It goes on with little priming and lasts for several years. It could be applied on old wood, or over the ABR (with some priming required). Here are some links:
 - <http://www.flood.com/wood-care-solutions/product/2/details>
 - <http://www.homedepot.com/p/Flood-CWF-UV-1-gal-Cedar-Wood-Finish-FLD-420-01/202188557>
 - http://www.lowes.com/pd_124666-71-FLD420-01___?productId=3374326&pl=1&Ntt=flood+stain
 - o Next steps were to discuss at next CPCA Board Meeting.
- Number visibility. No progress, to be followed up.

Social

- Cluster Happy Hour - 8/22/15. Put it on your calendars!

New Business

- Board discussed fence and stair railings in violation along Tier 4. John N. to get a letter to the cluster reiterating the importance of following Cluster standards. John N. to draft a letter for follow up to two homeowners in violation.
- **Next Meeting** - Scheduled for Tuesday, Sept. 22, 2015 at the home of John Norton.
- **New Business:** None

Meeting was adjourned at 8:10 pm.

Minutes Submitted by John Hills

