

**CABOTS POINT CLUSTER ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
July 12, 2016**

The regular monthly meeting of the CPCA Board was called to order by President John Norton on Tuesday July 12, 2016 at **7:00 PM**, at the home of John Norton. Attending were Board Members John Norton, John Hills, Stephen Cristofar and Gary Caley.

### **OPEN COMMENTS**

- None

### **OLD BUSINESS & COMMITTEE REPORTS**

- The Board approved the minutes from Board meeting of June 14, 2016.

#### **Treasurer's Report**

- Steve presented the Treasurer's report.
- Checking account is 24k, plus 6k from 16 Q2 dues including late Q1 dues.
- Our reserve is currently funded at approximately 88k.
- The annual financial review has been completed and sent to Mike Savage for posting to the Cabots Point Website.
- PM+ (the company who performed our reserve study) recommended raising annual contributions by \$84 per unit per year. At this point in the year, increase would require reallocation of budget. Board decided to defer discussion to next year's Annual meeting.

#### **Grounds Report**

- Anchor for floating dock has yet to be replaced. John H. to follow up with contractor.
- Meeting with Greg (Cardinal) Thursday to discuss:
  - Vines threatening hollies and a number of trees throughout the cluster.
  - Several plants need to be replaced
  - Erosion timber behind tier 3
- Tree Maintenance
  - There are many dead branches around the Cluster; Kate will do a walkthrough with Bonilla to discuss trimming.
- Gary noted there is a white pine (next one from Jarville's), road side, with no limbs on uphill side of that tree.
- John H. asked if replacement tree could be planted to replace the tree that fell 3 years ago behind Tier 3 into Tier 4.
- John N. presented a letter from RA asking for permission to remove invasive Loosestrife from the Cluster. Board voted and approved.

- John N. reported on a complaint raised by a resident about the Boards' planting of trees and bushes over the years on common property. The resident takes the position the Board has no authority to do so and the only trees legally on common property are 7 trees that were shown on the cluster development plan when it was filed with the county over 35 years ago. John N. has responded to the resident that the CPCA Board has the authority and responsibility to carry out this maintenance of the Cluster per the Articles of Incorporation of the Cabots Point Cluster Association, By-Laws of the Association, and Fairfax County Ordinance.

### **Roads Sidewalks and Homes**

- PM+ reserve study recommended by next FY to get work done to reduce the need for the future. Operating budgets of \$6k have been set aside for this type of work. John N. to get estimates for (1) patching (grinding and putting down new asphalt in several places) and (2) sealing.

### **Social**

- **None**

### **Other**

- **None**

### **NEW BUSINESS**

- **None.**

### **MEETING CLOSE OUT**

- Date/location of next Board meeting: To be held at the home of John Hills on Tuesday September 13, 2016.

**Meeting was adjourned at 8:30 PM.**

Minutes Submitted by John Hills