

**CABOTS POINT CLUSTER ASSOCIATION  
BOARD OF DIRECTORS' MEETING**

July 18, 2017

A meeting of the CPCA Board was called to order by President John Norton at the home of John Norton on July 18, 2017. Attending were Board Members John Norton, Steve Cristofar, and Kate Sherwood.

**New Business**

- None

**Old Business**

- Minutes from May 23, 2017 were approved as proposed.

**Treasurer's Report**

- Steve reported that there are no delinquent dues; and that 26 of 40 dues for the current quarter have been paid. All cluster canoe/kayak charges have been paid and that there are free spaces on the canoe/kayak rack for interested residents.
- He reported that we have \$35K in the checking account and a bit more than \$100K in the reserve fund. An additional \$12K will be transferred into the reserve fund soon.

**Ground Supervisor's Report**

- Kate reported that she has been in touch with the insurance company with regard to the damage to the area near the steps leading to the cluster dock from a car accident a few weeks ago. The car cut down two dogwood trees on cluster property and damaged a resident's bushes. No one was injured. Kate has contacted Merrifield Nursery to price replacements for the dogwoods. She may ask Bonilla to grind out the stumps.
- Steve mentioned the growth of many vines in the trees behind his house as well as in other areas of the cluster. Kate said Cardinal is supposed to pull them out as part of its contract. She will talk to Greg.
- Kate said she will ask Bonilla to come in to trim trees back from behind tiers one and two that are overhanging a number of houses. Kate asked Board members to help her locate areas where more trees are needed. She suggested we have to anticipate more white pines dying and should plant more trees now.
- John complimented Kate's effort to have Cardinal plant the colorful annuals in front of the Cabots Point sign at our entrance.

**Road Sidewalk and Homes**

- John reviewed the status of the Board's complaint filed with RA against a resident for the outside work done on his house on tier 3. The Board's complaint focused on the railings installed which did not follow cluster standards. RA inspected the house and cited the resident for unapproved work on his windows, back deck, railings, patio, and

built-in planters. RA instructed the resident to remove the work or submit a Design Review Board application seeking approval of same. Assuming the resident will seek DRB approval, the Board voted to oppose the new railings and the decking substructure which departs significantly from all other structures in the cluster. John noted that the resident needs a Board member's signature on his DRB application and that any Board member who signs that application should sign as an affected party to assure that the Board has notice and has the opportunity to voice its concerns. The members agreed.

- Road Maintenance – Steve reported on an article in the Reston magazine which stated that an asphalt-based sealcoat for our roads is preferable, for environmental reasons, to a coal tar-based sealant. The latter is commonly used in the eastern US. John said our recommendation from Dominion was to not make repairs this year and save our money for the big job of replacing our roadways in a few years, but that does not foreclose us from applying a fresh sealcoat in the interim.

- Social - None
- Next Meeting – Gary Caley's house on Tuesday, September 19.
- New Business: None.

Meeting was adjourned at 8:00 pm.  
Minutes Submitted by John Norton