

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

December 13, 2017

A meeting of the CPCA Board was called to order by President John Norton at the home of Kate Sherwood on December 13, 2017. Attending were Board Members John Norton, Kate Sherwood, Steve Cristofar, John Hills, and Cary Caley.

New Business

- No new business

Old Business

- Minutes from November 1, 2017 were approved as proposed.

Treasurer's Report

- Finances are in good shape. As of the end of November there is \$25,927 in the checking, and \$115,400 in the Reserve Fund.
- Home 2127 foreclosed and sold in September. The board wasn't notified until attempting to collect dues for the home. The home was sold at auction to SuperSolve.com incorporated, a realtor in Herndon for \$591k. Steve was able to locate the owner of the corporation and collect all dues and late fees. The buyer is now reselling the home. Gary noted the home was in great shape; they were doing renovation to the home including flooring. The boat behind the home has also been moved.
- Steve asked, by January, for estimates for next fiscal year's budget. John H. indicated Snow budget would not change.
- Next Annual Meeting is March 17th at Reston Association headquarters (same as last year).
- John N. noted there is a new contract in place for trash and recycling, which is an extension of the current contract and should not impact budget.
- Steve asked for to put out dues notices on Jan 2. John Norton agreed to distribute notices.

Ground Supervisor's Report

- John N. asked if we could have Cardinal move their second leaf cleanup to later in the year to pickup more leaves. Discussed adding a third pickup, but Board rejected due to additional \$1,000 cost. Felt that moving the pickups to later in the year could accommodate the additional leaves.
- Kate also suggested having them come out to cleanup gum balls as part of basic maintenance.

- Ginger Pierson had reminded Kate to trim trees overhanging her [Ginger's] house. There is sap dripping and staining their deck, and worried that they could damage the home. Kate will contact Bonilla and see if there is additional work that could be done.
- Greg (from Cardinal) has proposed that has an increase of \$2,400 over the previous year (\$22,735 from \$20,335). He is proposing organic fertilizer and “corn gluten” weed control based on our request to eliminate toxic chemicals from the Cluster. The proposal includes a broad leaf weed control called “halo”, move “over seeding”, and use of a transition blend grass seed.
- Board voted on new Cardinal budget and approved.
- Kate mentioned that aeration was performed last year, but John H. and Gary thought the aeration was spotty around the cluster.

Road Sidewalk and Homes

- Boat Docks
 - There are currently three mini-docks available.
 - A Cedar Cove resident was interested in purchasing a boat. John Norton sent out an email, and two Cabots Point residents replied they may be interested in selling their boats.
 - Another resident said she wanted to sell her boat to get something smaller, but was concerned she would lose access to the dock. Because there are multiple mini-docks available, the Board felt it would be OK to extend a 6 month window to the resident.
 - Mailboxes
 - Have yet to contact a handyman. John H. will follow up with “Jake” the handyman to get quotes.
 - Snow
 - John H. has contacted the snow removal vendor to ensure the contract remains in place for this winter.
 - Fence
 - Board will update the handbook to reflect that Pine can be used on front fences.
 - Standards
 - Steve to reach out to RA to get the latest standards. Board intends to reevaluate the handbook to see if there is an opportunity to simplify and update the Cluster Handbook.
- Social - None
 - Next Meeting – John Hills’ house on Tuesday, 16th, 2018
 - New Business: None.

Meeting was adjourned at 8:10 pm.

Minutes Submitted by John Hills