

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

July 24, 2018

A meeting of the CPCA Board was called to order by President John Norton at the home of Kate Sherwood on July 24, 2018. Attending were Board Members John Norton, Steve Cristofar, John Hills and Kate Sherwood. Jill and Mike Norvell were also in attendance.

New Business

- None

Old Business

- Comments about previously submitted Minutes:
 - Jill Norvell had comments / questions on May 29 minutes:
 - The sentence “Daryl and Mike agreed to split the cost of having an Arborist like Thrive.” She noted Mike could not recall making that statement, and rescinded the offer.
 - And “He also expressed concern about having neighbors climbing on his roof.” Mike clarified that he was on a ladder spraying the roof with Oxyclean, but did not get onto the roof.
 - Jill asked if there were an application or evidence that the tree cut down next to 2121 was dead prior to being removed. Kate stated that any live trees above a certain size require approval for removal, regardless if they are on Cluster property or on a resident’s property. Any removal of a live tree requires approval.
 - Minutes from June 26, 2018 were approved as proposed. Motion was seconded and approved.

Treasurer’s Report

- Cluster is in good financial shape, with \$31k in the checking account. 24 dues checks have been received, including a \$50 for a disclosure package. The financial review has been completed.
- Board discussed that the Cluster website needs updating. John H. plans to store Cluster documents on Google Docs which should improve access. (Subsequent to the meeting the Cluster Website was updated on 7/27. <http://www.cabotspoint.org/>)

Ground Supervisor’s Report

- Kate asked Cardinal to complete all outstanding items off the todo list.
- Steve asked about the aeration of grass throughout the Cluster, noting it would be done in areas that needed it. Kate noted that all grass should be aerated annually. Greg had asked Kate asked if he could walk the grounds with a Board member to validate areas that require aeration.

- Steve also asked about the ginkgo recently approved on Tier 1, noting it was not symmetrical. Kate agreed and will discuss with Greg.
- Kate noted that we are still awaiting removal of the giant white pine on Tier 2, pending RA approval. John N. has filed with RA for the tree's removal because it is hollow and has rot possibly caused by an apparent lightning strike.

Road Sidewalk and Homes

- Cluster Signs:
 - Signorama has been contracted to replace the directional signs in the neighborhood. The Board discussed next steps with Signorama. John N. proposed to continue with contract at \$2001.05 to have newly created signs installed. Board voted and approved. John N. will follow up and have them complete the job.
- Paint on the Road. Kate will follow up with Jake the Handyman about painting over the spilled paint on the road in Tier 4.
- Lights over the garage. A resident from Tier 2 requested Board support for a solar floodlight to illuminate garage number. There are two residents that currently have wired illumination; very low wattage. Board recommends / supports low wattage, wired, dark sky approved, down light with fixture in a dark brown or black. The Board members voiced support for installation of such lights and agreed to inspect a garage light installed at 2139 and consider whether to adopt a standard for RA approval.
- Rear Fences. Mark Voyko from RA has asked about pressure treated rear fence in Tier 1 (2107). Board noted that the original rear fences were vertically overlapping 6 foot cedar boards. Board concluded that rear fences should use cedar which can remain unstained and weather naturally, or pressure treated pine, which should be stained to match the color of their homes using one of the pre-approved Cluster standard stains.
- Docks. There are currently 3 mini-docks available. Please contact any Board member if residents are interested.

- **Social** - None planned.
- **Next Meeting** – September 17, 2018 at 7:00 pm at John Norton.
- **New Business**: None

Meeting was adjourned at 8:15 pm.

Minutes Submitted by John Hills