CSCA Board meeting
11.18.24
Minutes
Maja Husar – substituting for Kyle Lierman

Board Members:

- Rick Wilson
- Maja Husar
- Deborah Tanno
- Sue Eastman
- Ashish Goel
- Katalin Roth
- Charlie Heidlage

Absent

- Steven Seitz
- Kyle Lierman

Committees and Guests

- Garry Ratner - Trees
- Katherine Stifel - ARC
- Kimberly Young - Events
- Karen Ringo - Welcome
- Scott Willets - ARC
- Catherine Remijan

Past meeting minutes approved as submitted

Treasurer report approved - account balance $117,461
The listserve is currently paid for by Margie and other monitors at $220 per year

- Deb said that Margie had suggested 45% of listserve cost to be covered by CSCA
- Ashish, Katalin, and Kimberly suggested the board cover the full cost
- The chat, website, and newsletter needs to have a legacy plan
- Control of the chat can be still in hands of moderators that should be separated from CSCA
- On Motion, the board voted to support full cost of $220/year - all in favor, no objections

1) **Update to Directory**

- Ashish is going to finalize updating the mailing list this week

- Rick and Maja are finalizing the content of the directory introduction
- Printing scheduled to start Dec 15
- Merging rules of ARC and Tree committee will not be able to happen in time for the submission deadline
- Ashish offered to generate a QR code for some URLs in the print edition that will not translate in print.

2) Post townhall discussion

Updates to Maja's notes

Rohde Ela - add that name

Howard Harris - his POV

Rick shared written notes as conclusions / takeaways from the townhall. Those will not be included in the Chat.

Feedback:

- Following that townhall what happens next? Avoid summarizing it; our own words could be dangerous
- Chat feedback needs to be then included
- Avoid radical statements - "we as the community oppose"
- General concern for efficacy for procedures we have in place today - anecdotal reasons to believe that big or small issues will not be addressed
- Charlie - propose a few options to the community
- Karen - neighbors - younger and new families were not present - need a survey to give them a chance to voice their opinions
- Katalin - we are not opposed as a community is too radical a statement - say instead "the agreement in the meeting was that…"; county designation is one way and we need to inform people about it
- Scott - we need county backing in getting the designation - developers will smell the weakness and leverage the opportunity of little regulation
- Catherine - one of the neighbors expressed interest in knowing that some of the things have been approved by ARC and/or Tree Committee

- Catherine - tear downs need to be allowed in certain cases - like deterioration; we all knew about the covenants when we bought the home - don't want them overwritten by popular vote; resident education about covenants is a must
- Sue - Add an amendment to covenants about tear downs, build ups, renovations
- Maja -
    - renovations / rebuilds as much as tear down
    -
- Charlie Heidlage: there are many next steps for us to consider to better protect (x,x,x) but also smaller things that can happen right now like education (info on website (*if you look to buy / look to sell*) - info repeated frequently and clearly so we are better positioned in case of; covenants have been wildly successful so far in protecting our neighborhood
- Ashish:
    - We have tools in place that prevent tear downs - covenants say tear downs are at ARC's decision "*erecting any building needs to be of similar size, location, etc*."
    - Community wants more enforcement - but we should survey that, and test
- Scott: some people don't want to be told what to do and will not adhere to ARC rules - if that happens we are powerless
- Kimberly - education is so important - open houses, info to
- Gary - covenants are legally-binding documents - they are enforceable but yes, there still needs to be education in what our community is built on which are covenants - the board should not be neutral we were created to protect and enforce the covenants
- Katalin- some residents never searched ARC input - education piece is key - survey could be an education itself - how could we as neighborhood protect / enforce covenants?
- Ideas on education promoting voluntary compliance with covenants: newsletter, chat, website, open houses, new resident welcome packages,
- Rick - we need a meeting conclusions to be shared with community,
    - Talk to options we have for enforcement: do nothing, increase litigation fund, county designation
- Karen Ringo - we need a simple survey - ask if you are opposing mcmansion yes or not,

- **Charlie and Karen will work on a draft of the survey and share with others for feedback; Ricks suggest they look at FAQs about tear downs - can have helpful information**
- Sue recommends - Stephanie Land is also great help with surveys
- Gary - should enforcement be a part of the survey - Ashish agrees - enforcement is the first question and starting point, we need to answer
    - Most of the people disagree with Ashish: Charlie - there is a spectrum of violation and therefore various levels of response - where is the line? The threat of suing someone is what makes the education effective
- Rick is going to send an email announcing the survey coming up - we had a good discussion, we will propose ideas for next steps -
- Voting on survey as the next step - passed with all votes

3) Update on community improvement grant

a) **Application 1**

Jean Ratner - a bench that has been replaced - total cost $369.94, applicant also asked for covering the cost of permanent landscaping that serves as shared community space (perennial plants etc) - Treasurer needs a receipt

Voting: all in favor

b) Application 2

Jeffrey Bean on Park Overlook Court - $811 to restore stone foundations of benches

Voting: Approved