The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for July was moved to Tuesday, July 12, 2016. The meeting was called to order at 7:00 p.m. in the Cameron Station Clubhouse Henderson Room with a quorum present.

ARC Members in Attendance:
Elizabeth McAlee, ARC Chair
Mark Brzezinski, ARC Vice Chair
Karen Diener, ARC Member
Jay Bieszke, ARC Member
Mark Sanchez, ARC Member
John Philibin, ARC Member

ARC Members Absent:
Ann Garriott, ARC Member

Others in Attendance:
Meghan Marville, Covenants Administrator, CMC
Marty Menez, BOD Liaison

APPROVAL OF AGENDA
MOVE TO: Approve Agenda as presented.
Moved by: Jay Bieszke
Seconded by: Mark Brzezinski
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

RESIDENT’S OPEN FORUM
No residents present for Open Forum

APPROVAL OF ARC MINUTES
MOVE TO: Approve the June 7, 2016 ARC meeting minutes as presented.
Moved by: Mark Brzezinski
Seconded by: Karen Diener
For: ALL
Against: NONE  
Abstentions: NONE  
MOTION: PASSED  

PARKING ENFORCEMENT PROPOSAL GUESTS  
Tim Dickinson and ARC member Mark Sanchez presented their interest and credentials for the position of parking enforcement officer. Bill Scott respectfully withdrew his application just prior to the start of the meeting.

<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
</table>
| 16-62 | 5024 Grimm  | Replace Shutters         | APPROVED: with the stipulation that the shutters are same color as original, vinyl is okay.  
Moved by: Jay Bieszke  
Seconded by: Karen Diener  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 16-77 | 5122 Knapp  | Replace Rear Exterior Light | DENIED: light does not match original nor is it consistent with the neighborhood.  
Moved by: John Philibin  
Seconded by: Mark Brzezinski  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 16-78 | 5014 Grimm  | Landscaping              | DENIED: DMS does not allow for extending driveway/lead walk.  
Moved by: Jay Bieszke  
Seconded by: Karen Diener  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 16-81 | 133 Tull    | Replace Tree             | APPROVED: with stipulation that Sugar Maple is replaced with Kousa Dogwood. Crape Myrtle DENIED because it must be replaced with an approved tree.  
Moved by: Mark Brzezinski  
Seconded by: Karen Diener  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 16-82 | 133 Tull    | Landscaping              | APPROVED: as submitted.  
Moved by: Jay Bieszke  
Seconded by: Mark Brzezinski  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
<table>
<thead>
<tr>
<th>Item</th>
<th>Location</th>
<th>Description</th>
<th>Approval Status</th>
<th>Motion</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-83</td>
<td>5125 Gardner</td>
<td>Landscaping</td>
<td>APPROVED: as submitted.</td>
<td>Passed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moved by: Mark Brzezinski</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Jay Bieszke</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td>16-84</td>
<td>5115 Gardner</td>
<td>Landscaping</td>
<td>APPROVED: with stipulation that border wall not exceed height of 12”.</td>
<td>Passed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moved by: Jay Bieszke</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Mark Brzezinski</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td>16-85</td>
<td>5133 Brawner</td>
<td>Replace Roof</td>
<td>APPROVED: as submitted.</td>
<td>Passed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moved by: Mark Brzezinski</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: John Philibin</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td>16-87</td>
<td>166 Comay</td>
<td>Replace Light Fixture</td>
<td>DENIED: light must more closely match original style to match neighborhood.</td>
<td>Passed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moved by: Mark Brzezinski</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: John Philibin</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td>16-88</td>
<td>5036 Grimm</td>
<td>Landscaping</td>
<td>APPROVED: as submitted.</td>
<td>Passed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moved by: Karen Diener</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Mark Brzezinski</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td>16-89</td>
<td>180 CSB</td>
<td>Landscaping</td>
<td>APPROVED: with stipulation that stone choice be approved by Covenants Administrator.</td>
<td>Passed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moved by: Mark Brzezinski</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Mark Sanchez</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td>16-90</td>
<td>351 Livermore</td>
<td>Add Rear Deck</td>
<td>INCOMPLETE: Request More Information</td>
<td>Passed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moved by: Karen Diener</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Mark Brzezinski</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td>16-91</td>
<td>237 Murtha</td>
<td>Landscaping</td>
<td>APPROVED: with stipulation that border wall not exceed height of 12”.</td>
<td>Passed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Moved by: Mark Brzezinski</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Karen Diener</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
</tbody>
</table>
A. Parking Policy Edits
   Discussed most recent edits to parking policy.

B. DMS Edits – Signs
   Suggested changes included in ARC book for committee review.

C. Parking Enforcement Proposals
   Discussed proposed options for a new parking enforcement officer for CSCA.

D. September ARC Meeting Date
   Discussed possibility of moving September meeting date due to Labor Day holiday and decided to leave the date the same.

Covenants Report
   ➢ The number of Comprehensive Inspections performed for July 2016 was 69.
   ➢ The number of Resale Inspections performed in July 2016 was 12.
   ➢ For the month of July 2016 a total of 44 violation letters were sent.
   ➢ Currently the Association has 328 total open violations for 2016.
   ➢ The next meeting of the Architectural Review Committee is on August 2, 2016.
   ➢ As of July 2016 there were 93 applications submitted, of which 85 have been approved.

EXECUTIVE SESSION
MOVE TO: “Convene into Executive Session at 9:00 p.m.”
Moved by: Mark Brzezinski
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Discussed possible fines and parking enforcement options.

MOVE TO: “Convene into Open Session at 9:10 p.m.”
Moved by: Mark Brzezinski
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED
MOVE TO: “Assign fines as discussed in Executive Session.”
Moved by: Jay Bieszke
Seconded by: John Philibin
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

MOVE TO: “Recommend Tim Dickenson for CSCA Parking Enforcement for BOD approval at their July 2016 meeting and recommend BOD negotiate hourly rate.”
Voted by Secret Ballot:
Dickinson: 4
Sanchez: 1
Abstentions: Mark Sanchez

ADJOURNMENT
MOVE TO: Adjourn the meeting at 9:12 p.m.
Moved by: Jay Bieszke
Seconded by: Mark Brzezinski
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Minutes prepared, and respectfully submitted by: Meghan Marville, Covenants Administrator, CMC