MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, October 4, 2016

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for October was held on Tuesday, October 4, 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
Ann Garriott, ARC Member
Jay Bieszke, ARC Member
Mark Sanchez, ARC Member
Karen Diener, ARC Member

ARC Members Absent:
John Phillbin, ARC Member

Others in Attendance:
Meghan Marville, Covenants Administrator, CMC
Bette Sanft, Community Manager, CMC

APPROVAL OF AGENDA
MOVE TO: Approve Agenda as presented.
Moved by:
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 September 6, 2016 ARC meeting minutes as presented.
Moved by:
For: ALL
Against: NONE
<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODIFICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
</table>
| 16-121 | 5018 Gardner| Replace Picture Window | APPROVED: with the stipulation that the grid pattern remain the same as the original.  
Moved by: Karen Diener  
Against: NONE  
Motion: PASSED                                                    |
| 16-122 | 219 Somerville | Landscaping           | APPROVED: as submitted.  
Moved by: Mark Brzezinski  
Against: NONE  
Motion: PASSED                                                        |
| 16-123 | 5273 Col. Johnson | Replace Roof     | APPROVED: as submitted.  
Moved by: Mark Brzezinski  
Against: NONE  
Motion: PASSED                                                        |
| 16-124 | 5132 Donovan | Exterior Light        | DENIED: as submitted.  
Moved by: Karen Diener  
Against: NONE  
Motion: PASSED                                                        |
| 16-125 | 5113 Gardner | Trim                  | APPROVED: as submitted.  
Moved by: Jay Bieszke  
Against: NONE  
Motion: PASSED                                                        |
| 16-126 | 4923 Donovan | Replace Tree          | APPROVED: with Trident Maple  
Moved by: Mark Brzezinski  
Against: NONE  
Motion: PASSED                                                        |
| 16-127 | 119 Martin  | Replace Deck          | APPROVED: as submitted.  
Moved by: Mark Brzezinski  
Against: NONE  
Motion: PASSED                                                        |
| 16-128 | 126 CSB     | Replace Roof          | APPROVED: as submitted.  
Moved by: Mark Brzezinski  
Against: NONE  
Motion: PASSED                                                        |

DISCUSSION, INFORMATION & ACTION TOPICS

A. Parking Policy Update
Recommended edits to the Parking Policy were presented to the CSCA BOD at their September meeting for review. The BOD will get back to the ARC with questions.

B. DMS Edits: Trim, Lead Walks

Discussed suggested edits, included in ARC book for committee review and discussion.

Covenants Report

- The number of Comprehensive Inspections performed for October 2016 was 58.
- The number of Resale Inspections performed in October 2016 was 6.
- For the months of October 2016 a total of 24 violation letters were sent.
- Currently the Association has 451 total violations for 2016.
- The next meeting of the Architectural Review Committee is on November 1, 2016.
- As of October 2016 there were 128 applications submitted, of which 113 were approved.

EXECUTIVE SESSION

MOVE TO: “Convene into Executive Session at 8:00 p.m.”
Moved by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Discussed possible fines.

MOVE TO: “Convene into Open Session at 8:07 p.m.”
Moved by: Mark Brzezinski
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

MOVE TO: “Approve the email vote for monetary charge of $50 (per occurrence) or $10/day plus administrative cost ($6.47 postage) for recommended fines for failure to comply with the association policies and direction as discussed:

- Account 345-8138; 8/27/16
- Account 214-5167; 8/30/16
- Account 373-2841; $10/day
- Account 205-3709; 9/7/16
- Account 382-9505; 9/20/16
- Account 404-7603; 9/20/16
Moved by: Mark Brzezinski
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

ADJOURNMENT
MOVE TO: “Adjourn the meeting at 8:10 p.m.”
Moved by: 
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

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