MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, November 1, 2016

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for November was held on Tuesday, November 1, 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 Philibin, ARC Member

Others in Attendance:
Sebastian Hobson, Covenants Administrator, CMC
Meghan Marville, Recording Secretary, CMC

APPROVAL OF AGENDA
MOVE TO: Approve Agenda as presented.
Moved by: Mark Brzezinski
For: ALL
Against: NONE
Absent: John Philibin
MOTION: PASSED

RESIDENT’S OPEN FORUM
No residents present for open forum.

APPROVAL OF ARC MINUTES
MOVE TO: Approve the October 4, 2016 ARC meeting minutes as presented.
Moved by: Jay Bieszke
For: ALL
Against: NONE
Absent: John Philibin

MOTION: PASSED

<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODIFICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-129</td>
<td>5026 Waple</td>
<td>Deck Addition</td>
<td>APPROVED: with the stipulation that only the current deck dimensions are approved for replacement, an extension in size is not approved. Moved by: Karen Diener Against: Jay Bieszke Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>16-130</td>
<td>321 CSB</td>
<td>Tree Replacement</td>
<td>APPROVED: with the stipulation that 2 trees are removed and 2 trees are replaced. Moved by: Mark Brzezinski Against: NONE Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>16-131</td>
<td>5071 Minda</td>
<td>Tree Replacement</td>
<td>APPROVED: with the stipulation that the tree be replaced with the selected Japanese Stewhartia no later than 4/30/17. Moved by: Karen Diener Against: NONE Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>16-132</td>
<td>5136 Donovan</td>
<td>Replace Light Fixture</td>
<td>DENIED: as submitted. Moved by: Mark Brzezinski Against: NONE Absent: John Philibin Motion: PASSED</td>
</tr>
</tbody>
</table>

DISCUSSION, INFORMATION & ACTION TOPICS

A. Parking Policy Update
   ARC Chair Elizabeth McAlee reported that the proposed Parking Policy edits were discussed at the October Board meeting but that no decision has yet been made.

Covenants Report
   ➢ The number of Comprehensive Inspections performed for November 2016 was 0.
   ➢ The number of Resale Inspections performed in November 2016 was 7.
   ➢ For the month of November 2016 a total of 12 violation letters were sent.
   ➢ Currently the Association has a total 463 violations for 2016.
   ➢ The next meeting of the Architectural Review Committee is on December 6, 2016.
   ➢ As of November 2016 there were 132 applications submitted, of which 116 were approved.
EXECUTIVE SESSION

MOVE TO: “Convene into Executive Session at 8:04 p.m.”
Moved by: Mark Brzezinski
For: ALL
Against: NONE
Absent: John Philibin
MOTION: PASSED

Discussed appeal and possible fines.

MOVE TO: “Convene into Open Session at 8:16 p.m.”
Moved by: Mark Brzezinski
For: ALL
Against: NONE
Absent: John Philibin
MOTION: PASSED

MOVE TO: “Deny the appeal for account #345-4598 for a waiver of fines, however, any late fees associated with this balance being carried on the account until the appeal could be heard will be removed.”
Moved by: Mark Brzezinski
For: ALL
Against: NONE
Absent: John Philibin
MOTION: PASSED

MOVE TO: “Approve the 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 for the following accounts:

- Account 415-3542; 9/22/16
- Account 367-1407; 9/25/16
- Account 234-2193; 9/29/16
- Account 382-9505; 9/28/16, 10/9/16
- Account 382-9505; 9/28/16, 10/9/16
- Account 367-1407; 10/8/16, 10/11/16
- Account 367-1407; 9/28/16
- Account 220-0086; 10/9/16

Moved by: Mark Brzezinski
For: ALL
Against: NONE
Absent: John Philibin
MOTION: PASSED

ADJOURNMENT
MOVE TO: “Adjourn the meeting at 8:17 p.m.”
Moved by: Mark Brzezinski
For: ALL
Against: NONE
Absent: John Philibin
MOTION: PASSED

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