MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, January 3, 2017

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for January was held on Tuesday, January 3, 2017. The meeting was called to order at 7:02 p.m. in the Cameron Station Clubhouse Henderson Room with a quorum present.

ARC Members in Attendance:
Elizabeth McAlee, ARC Chair (Resigned as of 1/3/17, her last meeting)
Mark Brzezinski, ARC Vice Chair
Ann Garriott, ARC Member
Jay Bieszke, ARC Member
Mark Sanchez, ARC Member
Karen Diener, ARC Member
John Philibin, ARC Member

ARC Members Absent:
None

Others in Attendance:
Elliott Waters, Board Liaison
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: NONE
MOTION: PASSED

RESIDENT’S OPEN FORUM
One resident expressed interest and concern about the amount of visitor parking in the community.

APPROVAL OF ARC MINUTES
MOVE TO: Approve the December 6, 2016 ARC meeting minutes as presented.
Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: NONE
MOTION: PASSED

HEARING/APPEAL

<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-143</td>
<td>5156 California</td>
<td>Vent Installation</td>
<td>APPROVED: with stipulation that vent color match the siding color. Moved by: Mark Brzezinski Against: None Absent: None Motion: PASSED</td>
</tr>
<tr>
<td>16-144</td>
<td>5267 Colonel Johnson</td>
<td>Tree Replacement</td>
<td>APPROVED: as submitted. Moved by: Mark Brzezinski Against: None Absent: None Motion: PASSED</td>
</tr>
<tr>
<td>16-145</td>
<td>5040 Grimm</td>
<td>Window Replacement</td>
<td>TABLED: Pending further information.</td>
</tr>
</tbody>
</table>

DISCUSSION, INFORMATION & ACTION TOPICS

A. Tree Coverage
ARC Volunteer Martin Menez will be working with the City, Management and the ARC to review and understand the tree canopy regulations for CSCA.

B. Decks
Discussed possibility of deck extensions and original builder options.

C. Exterior Modification Application Revisions
Discussed proposed changes to Exterior Modification Application.

D. Position of ARC Chair and ARC Member Vacancy
Will continue to advertise for open position.

MOVE TO: Appoint Mark Brzezinski as ARC Chair.
Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: NONE
MOTION: PASSED

MOVE TO: Appoint Ann Garriott as ARC Vice Chair.
Moved by: Karen Diener
For: ALL
Against: NONE
Absent: NONE
MOTION: PASSED

E. DMS – ARC Approval
Discussed need to revise/better define appeals process, Board Liaison duties, DMS editing based on Board decisions.

The ARC would like to sincerely thank exiting Chair, Elizabeth McAlee for all of her hard work, dedication and service to the ARC and the CSCA.

Covenants Report
➢ The number of Comprehensive Inspections performed for January 2017 was 0.
➢ The number of Resale Inspections performed in January 2017 was 2.
➢ For the month of January 2017 a total of 32 violation letters were sent.
➢ Currently the Association has 32 total violations for 2017.
➢ The next meeting of the Architectural Review Committee will be on February 7, 2017.
➢ As of January 2017 there were 2 applications submitted, of which 2 were approved.

EXECUTIVE SESSION
MOVE TO: “Convene into Executive Session at 9:03 p.m."
Moved by: Karen Diener
For: ALL
Against: NONE
Absent: NONE
MOTION: PASSED

Discussed appeal and possible fines.

MOVE TO: “Convene into Open Session at 9:05 p.m.”
Moved by: Jay Bieszke
For: ALL
Against: NONE
Absent: NONE
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 328-0092; 11/21/16, 12/2/16, 12/16/16
- Account 205-5422; 12/26/16

Moved by: Mark Brzezinski
For: ALL
Against: NONE
Absent: NONE

MOTION: PASSED

ADJOURNMENT

MOVE TO: “Adjourn the meeting at 9:08 p.m.”

Moved by: Mark Brzezinski
For: ALL
Against: NONE
Absent: NONE

MOTION: PASSED

Minutes prepared, and respectfully submitted by: Meghan Marville, Recording Secretary, CMC