The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for February was held on Tuesday, February 7, 2017. 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:
Mark Brzezinski, ARC Chair
Ann Garriott, ARC Vice Chair
Jay Bieszke, ARC Member
Karen Diener, ARC Member
John Philibin, ARC Member

ARC Members Absent:
Mark Sanchez, ARC Member

Others in Attendance:
Elliott Waters, Board Liaison
Sebastian Hobson, Covenants Administrator, CMC
Meghan Marville, Recording Secretary, CMC

RESIDENTS’ OPEN FORUM
None.

APPROVAL OF ARC MINUTES
MOVE TO: “Approve the January 3, 2017 ARC meeting minutes striking ‘amend’ from Tree Coverage and changing it to ‘better understand’.”
Moved by: Jay Bieszke
For: ALL
Against: NONE
Absent: Mark Sanchez
MOTION: PASSED

MOVE TO: “Include more note details in upcoming minutes.”
Moved by: John Philibin
For: ALL
Against: NONE
Absent: Mark Sanchez
MOTION: PASSED

<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-01</td>
<td>4905 Waple</td>
<td>Tree Removal</td>
<td>TABLED: Pending further information.</td>
</tr>
<tr>
<td>17-02</td>
<td>5040 Grimm</td>
<td>Window Replacement</td>
<td>APPROVED: with ½ screens as submitted. Moved by: Ann Garrriott Against: None Absent: Mark Sanchez Motion: PASSED</td>
</tr>
<tr>
<td>17-03</td>
<td>5026 Waple</td>
<td>Deck Expansion</td>
<td>APPROVED: Moved by: Ann Garrriott Against: None Absent: Mark Sanchez Motion: PASSED</td>
</tr>
</tbody>
</table>

DISCUSSION, INFORMATION & ACTION TOPICS

A. Exterior Modification Application Revisions
   Discussed and reviewed suggested changes to current Exterior Modification Application, will email new suggestions to members for review prior to the next meeting.

B. ARC Membership Application
   Applicant Christopher Hines introduced himself to the Committee and expressed his interest in serving the community by serving on the ARC.
   **MOVE TO:** “I move to appoint Christopher Hines as a member of the Architectural Review Committee.”
   Moved by: John Philibin
   For: ALL
   Against: NONE
   Absent: Mark Sanchez
   **MOTION: PASSED**

C. Addition of Second Covenants Position
   Discussed the possibility of supplementing covenants staff. Committee tasked Covenants Administrator to prepare information on this for the next meeting.

D. Recent Non-Compliant Deck Stains, Other Uses of Color
   1. Monthly ARC Community Walk
      The ARC discussed extending an invitation to the CAC to participate in walk-throughs of the community.
E. DMS: Entry in Compass Newsletter
    ARC will send a list of topics to Management such as reminders about holiday décor, to be included in the weekly email blasts. Two topics will be included each month.

F. Holiday Decorations
    1. Inflatables
        Discussed the possibility of disallowing inflatable holiday décor in the community but no decision was made.

Covenants Report
    ➢ The number of Comprehensive Inspections performed for February 2017 was 0.
    ➢ The number of Resale Inspections performed in February 2017 was 6.
    ➢ For the month of February 2017 a total of 34 violation letters were sent.
    ➢ Currently the Association has 66 total violations for 2017.
    ➢ The next meeting of the Architectural Review Committee will be on March 7, 2017.
    ➢ As of February 2017 there were 5 applications submitted, 4 of which were approved.

EXECUTIVE SESSION:
MOVE TO: “Convene into Executive Session at 8:40 p.m.”
Moved by: Jay Bieszke
For: ALL
Against: NONE
Absent: Mark Sanchez
MOTION: PASSED

Discussed possible fines.

MOVE TO: “Convene into Open Session at 8:54 p.m.”
Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: Mark Sanchez
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 343-6781; starting 2/8/17
- Account 205-4960; starting 2/8/17
- Account 406-3823; 11/1/16, 12/4/16, 12/8/16
- Account 261-5268; 1/26/17
Moved by: Jay Bieszke
For: ALL
Against: NONE
Absent: Mark Sanchez

MOTION: PASSED

The Committee was pleased to note that the Board of Directors approved their edits to the parking policy.

ADJOURNMENT

MOVE TO: “Adjourn the meeting at 9:01 p.m.”

Moved by: Karen Diener
For: ALL
Against: NONE
Absent: Mark Sanchez

MOTION: PASSED

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