MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, March 7, 2017

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for March was held on Tuesday, March 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
Karen Diener, ARC Member
Mark Sanchez, ARC Member
Chris Hines, ARC Member

ARC Members Absent:
John Philiben, ARC Member
Jay Bieszke, ARC Member

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

APPROVAL OF AGENDA
MOVE TO: “Approve the Agenda as presented with the addition of ‘Compass Article’ and ‘Community Leadership Award’ under VII. ‘Other Business’.”
Moved by: Mark Sanchez
For: ALL
Against: NONE
Absent: John Philiben, Jay Bieszke
MOTION: PASSED

RESIDENT’S OPEN FORUM
The residents in attendance were present in support of their ARC applications, not Open Forum.

APPROVAL OF ARC MINUTES
MOVE TO: “Approve the February 7, 2017 ARC meeting minutes as presented.”
Moved by: Ann Garriott
For: ALL  
Against: NONE  
Absent: John Philibin, Jay Bieszke  
MOTION: PASSED

<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
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<tbody>
<tr>
<td>17-04</td>
<td>5116 Knapp</td>
<td>Tree Removal</td>
<td>TABLED: Pending further information.</td>
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</table>
| 17-05 | 5242 Tancreti | Tree Replacement | APPROVED: as submitted.  
Moved by: Ann Garriott  
Against: None  
Absent: John Philibin, Jay Bieszke  
Motion: PASSED |
| 17-06 | 5113 O’Neill | Tree Removal          | APPROVED: install stone walls as proposed and tree removal with stipulation that tree be replaced from approved list, owner to let management know prior to planting.  
Moved by: Karen Diener  
Against: None  
Absent: John Philibin, Jay Bieszke  
Motion: PASSED |
| 17-07 | 182 CSB    | Door Replacement      | APPROVED: with stipulation that door matches existing and be painted black as indicated. Additional approval for 9 weeks to completion, must be done by May 9, 2017 ARC Meeting.  
Moved by: Karen Diener  
Against: None  
Absent: John Philibin, Jay Bieszke  
Motion: PASSED |
| 17-08 | 5246 Brawner | Roof Replacement     | APPROVED: as submitted with Slate shingle color.  
Moved by: Ann Garriott  
Against: None  
Absent: John Philibin, Jay Bieszke  
Motion: PASSED |
| 17-09 | 172 Barrett | Patio Door Replacement| APPROVED: with Colonial style to match original as indicated in application.  
Moved by: Ann Garriott  
Against: None  
Absent: John Philibin, Jay Bieszke  
Motion: PASSED |

**DISCUSSION, INFORMATION & ACTION TOPICS**

A. Tree Coverage
Ann Garriott reported that in 2009 the City of Alexandria reassessed the trees at CS and CS had an independent tree study done. Back yard trees are not subject to the canopy coverage imposed upon the community by the City, however front and side yards are included. Draft language to update the Private Trees section of the DMS was provided to the ARC for review before the next meeting.

B. Private Tree Application Revisions
    Reviewed suggested changes to current application, will continue discussion with Tree Coverage edits at the next meeting.

C. Exterior Modification Application Revisions
    Reviewed suggested changes to current Exterior Modification Application, will email new suggestions to members for review prior to the next meeting.

D. Community Leadership Service Award
    Recently a BOD member suggested the creation of a Community Leadership Service award with the previous ARC Chair as its first recipient. BOD tabled the idea pending ARC opinion and survey of other communities and compare existing awards and suggested that clarity be given to each award type.

E. Compass Articles
    Ann Garriott has written a few articles for potential publishing in the CS newsletter, The Compass. These will be emailed to ARC members to review prior to the next meeting.

Covenants Report
    - The number of Comprehensive Inspections performed for March 2017 was 0.
    - The number of Resale Inspections performed in March 2017 was 9.
    - For the month of March 2017 a total of 44 violation letters were sent.
    - Currently the Association has 110 total violations for 2017.
    - The next meeting of the Architectural Review Committee will be on April 4, 2017.
    - As of March 2017 there were 11 applications submitted, 9 of which were approved.

EXECUTIVE SESSION:
MOVE TO: “Convene into Executive Session at 8:10 p.m.”
Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: John Philiben, Jay Bieszke
MOTION: PASSED

Discussed possible fines and submitted appeal request.

MOVE TO: “Convene into Open Session at 8:43 p.m.”
Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: John Philibin, Jay Bieszke
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 375-1916; 2/21/17, 2/23/17
- Account 417-7353; 2/21/17, 2/23/17
- Account 377-2047; 1/5/17, 2/3/17, 2/17/17
- Account 322-6852; 2/23/17
- Account 205-3569; 2/21/17, 2/23/17
- Account 258-6878; 2/15/17
- Account 367-1407; 9/26/16, 2/16/17

Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: John Philibin, Jay Bieszke
MOTION: PASSED

MOVE TO: “Deny the appeal for Account #205-4960 and uphold the fines for violations to the Parking Policy.”
Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: John Philibin, Jay Bieszke
MOTION: PASSED

ADJOURNMENT
MOVE TO: “Adjourn the meeting at 8:44 p.m.”
Moved by: Karen Diener
For: ALL
Against: NONE
Absent: John Philibin, Jay Bieszke
MOTION: PASSED

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