The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for May was held on Tuesday, May 2, 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:**
Mark Brzezinski, ARC Chair
Ann Garriott, ARC Vice Chair
Mark Sanchez, ARC Member
Chris Hines, ARC Member
Jay Bieszke, 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
Cameron Station Residents

**APPROVAL OF AGENDA**

MOVE TO: “Approve the Agenda as presented.”
Moved by: Chris Hines
For: ALL
Against: NONE
Absent: John Philibin

MOTION: PASSED

**RESIDENT’S OPEN FORUM**
A resident had a complaint about the current parking situation in CS and asked if the ARC/BOD could consider less Visitor spaces and it was explained to him that this was not possible.

**APPROVAL OF ARC MINUTES**

MOVE TO: “Approve the April 4, 2017 ARC meeting minutes as presented.”
Moved by: Jay Bieszke
For: ALL
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>17-15</td>
<td>5005 Murtha</td>
<td>Tree Replacement</td>
<td>APPROVED: as submitted. Moved by: Ann Garriott Against: None Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>17-16</td>
<td>4911 John Ticer</td>
<td>Shutter &amp; Door Color</td>
<td>APPROVED: with the stipulation that the shutters can only be repainted the same, original color. Moved by: Ann Garriott Against: None Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>17-17</td>
<td>154 Martin</td>
<td>Window Replacement</td>
<td>APPROVED: as submitted. Moved by: Ann Garriott Against: None Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>17-18</td>
<td>5075 Minda</td>
<td>Tree Replacement</td>
<td>APPROVED: as submitted. Moved by: Jay Bieszke Against: None Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>17-19</td>
<td>176 Martin</td>
<td>House Number Replacement</td>
<td>APPROVED: as submitted. Moved by: Ann Garriott Against: None Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>17-20</td>
<td>4919 Waple</td>
<td>Roof Replacement</td>
<td>APPROVED: as submitted. Moved by: Ann Garriott Against: None Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>17-21</td>
<td>136 CSB</td>
<td>Deck Power Washing &amp; Re-staining</td>
<td>APPROVED: as submitted. Moved by: Ann Garriott Against: None Absent: John Philibin Motion: PASSED</td>
</tr>
<tr>
<td>17-22</td>
<td>5259 Pocosin</td>
<td>Patio Replacement</td>
<td>Motion: TABLED pending further information.</td>
</tr>
</tbody>
</table>
DISCUSSION, INFORMATION & ACTION TOPICS

A. Exterior Modification Application
   Included in ARC packet for review. Plan to have final draft for approval at next meeting.

B. Private Tree Replacement Policy
   Suggested edits provided to ARC for review at next meeting.

OTHER BUSINESS
None.

Covenants Report
- The number of Comprehensive Inspections performed for May 2017 was 83.
- The number of Resale Inspections performed in May 2017 was 14.
- For the month of May 2017 a total of 56 violation letters were sent.
- Currently the Association has 199 total violations for 2017.
- The next meeting of the Architectural Review Committee will be on July 11, 2017.
- As of May 2017 there were 23 applications submitted, 21 of which were approved.

EXECUTIVE SESSION:
MOVE TO: “Convene into Executive Session to discuss possible fines at 8:07 p.m.”
Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: John Philibin
MOTION: PASSED

Discussed possible fines.

MOVE TO: “Convene into Open Session at 8:12 p.m.”
Moved by:
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 328-6614; 4/8/17, 4/11/17
- Account 367-1407; 9/28/16, 4/8/17
- Account 385-9986; 4/7/17
- Account 375-1916; 3/23/17, 3/24/17
- Account 393-1642; 4/5/17, 4/11/17

Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: John Philibin

MOTION: PASSED

ADJOURNMENT

MOVE TO: “Adjourn the meeting at 8:13 p.m.”

Moved by: Ann Garriott
For: ALL
Against: NONE
Absent: John Philibin

MOTION: PASSED

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