The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for July was held on Tuesday, July 10, 2017. The meeting was called to order at 6:59 p.m. in the Cameron Station Clubhouse Henderson Room with a quorum present.

**ARC Members in Attendance:**
Mark Brzezinski, ARC Chair
Mark Sanchez, ARC Member
Jay Bieszke, ARC Member
Karen Diener, ARC Member
John Philibin, ARC Member
Chris Hines, ARC Member

**ARC Members Absent:**
None.

**Others in Attendance:**
Sebastian Hobson, Covenants Administrator, CMC
Stephanie Herbolsheimer, Recording Secretary, CMC
Cameron Station Residents

**APPROVAL OF AGENDA**

MOVE TO: “Approve the Agenda as presented.”
Moved by: Chris Hines
For: ALL
Against: NONE
MOTION: PASSED

**RESIDENT’S OPEN FORUM**
None present for open forum.

**APPROVAL OF ARC MINUTES**

MOVE TO: “Approve the June 6, 2017 ARC meeting minutes as presented.”
Moved by: Chris Hines
For: ALL
Against: NONE
Abstained: John Philibin
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>17-29</td>
<td>324 Helmuth</td>
<td>Kitchen Window</td>
<td>APPROVED with stipulations: Windows must match Community style and house style. Siding must present uniform appearance. Moved by: Jay Bieszke For: All Against: None Motion: PASSED</td>
</tr>
<tr>
<td>17-30</td>
<td>387 Livermore</td>
<td>Replace Windows, Sliding Door, Transoms</td>
<td>APPROVED: as submitted. Moved by: Jay Bieszke For: All Against: None Motion: PASSED</td>
</tr>
<tr>
<td>17-31</td>
<td>5098 Grimm</td>
<td>Fence Addition</td>
<td>APPROVED with stipulations: Pending approved bldg. permit. In line with neighbor’s fence, stained (vice paint) in approved color. Moved by: Jay Bieszke For: All Against: None Motion: PASSED</td>
</tr>
</tbody>
</table>

DISCUSSION, INFORMATION & ACTION TOPICS
A. Application Submitted for ARC Membership
   Included in ARC packet for review.

B. Vice Chair Vacancy
   MOVE TO: "Appoint Karen Diener as Vice Chair of the ARC."
   Moved by: Jay Bieszke
   For: ALL
   Against: NONE
   MOTION: PASSED

C. Private Tree Replacement Guidelines
   Discussed ongoing issue with Minda Court tree removal and do not wish to make any changes to the DMS regarding a variance in the Private Tree Replacement policy at this time.

OTHER BUSINESS
MOVE TO: “Change the date of the regular August meeting from August 1, 2017 to August 2, 2017 due to National Night Out."
Moved by: John Philibin
For: ALL
Covenants Report

- The number of Comprehensive Inspections performed for July 2017 was 126.
- The number of Resale Inspections performed in July 2017 was 4.
- For the month of July 2017 a total of 75 violation letters were sent.
- Currently the Association has 342 total violations for 2017.
- The next meeting of the Architectural Review Committee will be on August 2, 2017.
- As of July 2017 there were 31 applications submitted, 29 of which were approved.

EXECUTIVE SESSION:

MOVE TO: “Convene into Executive Session to discuss possible fines at 7:35 p.m.”
Moved by: John Philbin
For: ALL
Against: NONE
MOTION: PASSED

Discussed possible fines.

MOVE TO: “Convene into Open Session at 7:40 p.m.”
Moved by: Chris Hines
For: ALL
Against: 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 289-3668; 5/31/17
- Account 388-9749; 7/1/17
- Account 317-9242; 5/26/17
- Account 328-0092; 6/21/17
- Account 367-1407; 6/20/17
- Account 395-5518; 6/16/17
- Account 393-1642; 6/7/17

Moved by: Jay Bieszke
For: ALL
Against: NONE
MOTION: PASSED
ADJOURNMENT

MOVE TO: “Adjourn the meeting at 7:42 p.m.”

Moved by: John Philibin
For: ALL
Against: NONE

MOTION: PASSED

Minutes prepared, and respectfully submitted by: Stephanie Herbolsheimer, Recording Secretary, CMC