MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, July 10, 2018

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for July was held on Tuesday, July 10, 2018. The meeting was called to order at 7:00 p.m. by ARC Chair, Mark Sanchez, located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

ARC MEMBERS IN ATTENDANCE
Mark Sanchez - ARC Chair
Karen Diener - ARC Vice Chair
Chris Hines - ARC Member
John Philibin - ARC Member
Sharon Wilkinson – ARC Member
Craig Schuck – ARC Member
Gayle Hatheway – ARC Member

OTHERS IN ATTENDANCE
Bethlehem Kebede, Covenants Administrator, CMC
Judy Johnson, General Manager, CMC
Deirdre Baldino, Assistant General Manager, Recording Secretary, CMC
Elliott Waters, ARC Board Liaison
Cameron Station Residents

APPROVE AGENDA
MOVE TO: “Approve the agenda with the removal of item (A) DMS edits under TAB 3 as amended.”
Moved by: Chris Hines
Seconded: Karen Diener
For: All
Against: None
MOTION PASSED

RESIDENTS OPEN FORUM
The residents that were present discussed their Exterior Modification Applications that they submitted and answered any questions that the ARC may have regarding their applications, not for an open form.
APPROVAL OF ARC MEETING MINUTES

MOVE TO: “Approve the June 5, 2018 ARC meeting minutes as presented.”

Moved by: Chris Hines
Seconded: Sharon Wilkinson
For: All
Against: None
MOTION PASSED

<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
</table>
| 18-22 | 5072 Grimm Drive         | Landscaping          | APPROVED: as submitted
Moved By: John Philibin
Seconded: Craig Schuck
For: John Philibin, Craig Schuck, Sharon Wilkinson, Gayle Hatheway
Against: Karen Diener
MOTION PASSED |
| 18-30 | 153 Cameron Station Blvd. | Private Tree Removal | Application was disapproved
Moved By: Karen Diener
Seconded: John Philibin
For: All
Against: None
MOTION PASSED |
| 18-33 | 326 Helmuth Lane         | Roof Repair- Ratify  | APPROVED: as submitted
Moved By: Karen Diener
Seconded: Chris Hines
For: All
Against: None
MOTION PASSED |
| 18-37 | 4910 Gardner Drive       | Deck Replacement     | APPROVED: as submitted
Moved By: John Philibin
Seconded: Craig Schuck
For: All
Against: None
MOTION PASSED |
| 18-39 | 4920 B Barbour Drive     | Install New Windows  | ARC notified homeowner that was present they must submit an application for their windows to the Oakland Hall Condo Association. |
| 18-40 | 5114 Vos Lane            | Roof Repair-Ratify   | APPROVED: as submitted
Moved By: Karen Diener
Seconded: Chris Hines
For: All
Against: None
MOTION PASSED |
<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>Project</th>
<th>Approval Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-41</td>
<td>5012 Gardner Drive</td>
<td>Light Fixture</td>
<td>APPROVED: as submitted&lt;br&gt;Moved By: John Philibin&lt;br&gt;Seconded: Chris Hines&lt;br&gt;For: All&lt;br&gt;Against: None&lt;br&gt;MOTION PASSED</td>
</tr>
<tr>
<td>18-42</td>
<td>5000 John Ticer Drive</td>
<td>Replace Garage Door</td>
<td>APPROVED: as submitted. With stipulation that the garage windows must match existing panel configuration.&lt;br&gt;Moved By: Karen Diener&lt;br&gt;Seconded: Craig Schuck&lt;br&gt;For: All&lt;br&gt;Against: None&lt;br&gt;MOTION PASSED</td>
</tr>
<tr>
<td>18-43</td>
<td>4917 Waple Lane</td>
<td>Landscaping</td>
<td>APPROVED: as submitted&lt;br&gt;Moved By: Chris Hines&lt;br&gt;Seconded: Craig Schuck&lt;br&gt;For: All&lt;br&gt;Against: None&lt;br&gt;MOTION PASSED</td>
</tr>
<tr>
<td>18-38</td>
<td>4910 Gardner Drive</td>
<td>Replace Fence</td>
<td>APPROVED: as submitted with wood material.&lt;br&gt;Moved By: Karen Diener&lt;br&gt;Seconded: Gayle Hatheway&lt;br&gt;For: All&lt;br&gt;Against: None&lt;br&gt;MOTION PASSED</td>
</tr>
<tr>
<td>18-44</td>
<td>4910 Gardner Dr.</td>
<td>Replace Deck</td>
<td>APPROVED: as submitted with the extension.&lt;br&gt;Moved By: John Philibin&lt;br&gt;Seconded: Chris Hines&lt;br&gt;For: All&lt;br&gt;Against: None&lt;br&gt;MOTION PASSED</td>
</tr>
<tr>
<td>18-45</td>
<td>472 Ferdinand Day</td>
<td>Construct Walkway</td>
<td>Application denied for resubmittal for more information and property plats.&lt;br&gt;Moved By: Karen Diener&lt;br&gt;Seconded: Craig Schuck&lt;br&gt;For: All&lt;br&gt;Against: None&lt;br&gt;MOTION PASSED</td>
</tr>
<tr>
<td>18-46</td>
<td>119 Cameron Station Blvd.</td>
<td>Roof Replacement</td>
<td>APPROVED: as submitted&lt;br&gt;Moved By: Karen Diener&lt;br&gt;Seconded: Gayle Hatheway&lt;br&gt;For: All&lt;br&gt;Against: None&lt;br&gt;MOTION PASSED</td>
</tr>
<tr>
<td>#</td>
<td>Address</td>
<td>Project Type</td>
<td>Description</td>
</tr>
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<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>18-47</td>
<td>4918 Kilburn Street</td>
<td>Landscaping</td>
<td>Application is disapproved. Owner to provide full package outlining full scope of material and design to include neighbor's approval and resubmit. Moved By: Karen Diener Seconded: Craig Schuck For: All Against: None</td>
</tr>
<tr>
<td>18-48</td>
<td>5104 Grimm Drive</td>
<td>Construct New Fence</td>
<td>APPROVED: as submitted with stipulation that proper stain matches the deck. Moved By: Karen Diener Seconded: Sharon Wilkinson For: All Against: None</td>
</tr>
<tr>
<td>18-49</td>
<td>4916 Kilburn Street</td>
<td>Roof Replacement</td>
<td>Application disapproved until further information received from homeowners. Moved By: John Philibin Seconded: Chris Hines For: All Against: None</td>
</tr>
<tr>
<td>18-50</td>
<td>254 Medlock Lane</td>
<td>Roof Replacement</td>
<td>APPROVED: as submitted                                                       Moved By: John Philibin Seconded: Craig Schick For: All Against: None</td>
</tr>
<tr>
<td>18-51</td>
<td>4931 Kilburn Street</td>
<td>Roof Replacement</td>
<td>APPROVED: as submitted                                                       Moved By: Karen Diener Seconded: John Philibin For: All Against: None</td>
</tr>
</tbody>
</table>

**APPEAL**
Residents were present to discuss their appeals to the ARC and presented their cases and answered any questions the committee had regarding their appeals. The committee notified the residents present that their appeals would be discussed in executive session and that Management/Covenants Administrator would follow-up with them with their decisions.

**MATTERS FOR DISCUSSION, INFORMATION & ACTION TOPICS**
None
Covenants Report – JUNE 2018

- The number of Resale Inspections performed for the month of June is 11.
- During the June ARC meeting 12 Applications were submitted: 6 Applications were approved, 1 Application was approved with a stipulation, 3 Applications were disapproved and 1 Application was returned to the Applicant for more information.
- For the month of June 2018, no vehicle was towed.
- For the month of June 2018, 94 violation letters were sent.
- The next meeting of the Architectural Review Committee is on August 7, 2018. Last day to submit applications for this meeting date is July 27, 2018.

EXECUTIVE SESSION

MOVE TO: “Enter into executive session at 9:03 p.m. to discuss fines, collections, and appeals”.
Moved by: Karen Diener
Seconded: Craig Schuck
For: All
Against: None
MOTION PASSED

MOVE TO: “Exit executive session at 9:19 p.m.”
Moved by: Karen Diener
Seconded: Chris Hines
For: All
Against: None
MOTION PASSED

MOVE TO: “Approve the 1st appeal for account #00205-4355.”
Moved by: John Philibin
Seconded: Chris Hines
For: All
Against: None
MOTION PASSED
MOVE TO: “Deny the 2nd appeal for account #00205-4355.”
Moved by: John Philibin
Seconded: Chris Hines
For: All
Against: None
MOTION PASSED

MOVE TO: “Deny the appeal for account #00279-6956.”
Moved by: Chris Hines
Seconded: Sharon Wilkinson
For: Chris Hines, Sharon Wilkinson, Gayle Hatheway, and Karen Diener
Abstain: John Philibin
MOTION PASSED

MOVE TO: “Approve to assess fines as stated in executive session for accounts #00335-2959, #00288-2530, #00367-1407, #00422-0051, and 00391-8762 for failure to comply with the Association’s Policies.”
Moved by: Karen Diener
Seconded: Chris Hines
For: Karen Diener, Chris Hines, Sharon Wilkinson, Gayle Hatheway, and Craig Schuck
Abstain: John Philibin
MOTION PASSED

ADJOURNMENT
MOVE TO: “Adjourn the meeting at 9:28 p.m.”
Moved by: Gayle Hatheway
Seconded: Sharon Wilkinson
For: All
Against: None
MOTION PASSED

Minutes prepared, and respectfully submitted by: Deirdre Baldino, Recording Secretary, CMC