MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday December 3, 2019

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for December was held on Tuesday December 3, 2019. The meeting was called to order at 7:00 p.m. by ARC Chair, Karen Diener, located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

ARC MEMBERS IN ATTENDANCE
Karen Diener – ARC Chairperson
Gayle Hatheway – ARC Vice Chair
Craig Schuck – ARC Member
Stephen Pearson – ARC Member
Jeremy Drislane – ARC Member
Kevin Devaney – ARC Member

MEMBERS ABSENT
Sharon Wilkinson – ARC Member

OTHERS IN ATTENDANCE
Cameron Station Residents
Bethlehem Kebede, Covenants Administrator, CMC

APPROVE AGENDA
MOVE TO: “Approve the Agenda as presented”
Moved By: Craig Schuck
Seconded By: Gayle Hatheway
For: All
Against: None
Absent: Sharon Wilkinson
MOTION PASSED

RESIDENTS OPEN FORUM
There were no comments made from residents in this forum.
MOVE TO: “Approve the ARC meeting minutes from November/2019 as presented.”

Moved By: Craig Schuck
Seconded By: Stephen Pearson
For: All
Abstain: Gayle Hatheway
Absent: Sharon Wilkinson
Against: None
MOTION PASSED

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>MODICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>150 Martin Ln</td>
<td>Outdoor Light Fixture Replacement</td>
<td>Approved as submitted. Moved By: Gayle Hatheway Seconded By: Kevin Devaney For: All Against: None Absent: Sharon Wilkinson</td>
</tr>
<tr>
<td>325 CSB</td>
<td>Tree Replacement</td>
<td>Disapproved. Moved By: Craig Schuck Seconded By: Stephen Pearson For: All Against: None Absent: Sharon Wilkinson</td>
</tr>
<tr>
<td>325 CSB</td>
<td>Landscaping Improvement</td>
<td>Approved as submitted. Moved By: Craig Schuck Seconded By: Kevin Devaney For: All Against: None Absent: Sharon Wilkinson</td>
</tr>
<tr>
<td>351 Livermore Ln</td>
<td>New Deck Construction</td>
<td>Approved as submitted. Moved By: Craig Schuck Seconded By: Stephen Pearson For: All Against: None Absent: Sharon Wilkinson</td>
</tr>
<tr>
<td>442 Ferdinand Day Dr.</td>
<td>Storm Door Application</td>
<td>Disapproved. Moved By: Craig Schuck Seconded By: Stephen Pearson For: All Against: None Absent: Sharon Wilkinson</td>
</tr>
</tbody>
</table>

MOTION PASSED
Covenants Report- November 2019

➢ Comprehensive Inspection conducted in October and November is 293.
➢ The number of Resale Inspections conducted in November is 2.
➢ The number of Exterior Modification Applications reviewed in November is 15.
➢ In November there were no vehicles towed.
➢ For the month of November 18 violation letters were sent.
➢ The next meeting of the Architectural Review Committee will be decided on December 3rd.

MOVE TO: “Approve the ARC meeting dates listed below for 2020 as adjusted.”

Moved By: Stephen Pearson
Seconded By: Kevin Devaney
For: All
Against: None
Absent: Sharon Wilkinson

MOTION PASSED

<table>
<thead>
<tr>
<th>Application Due Date</th>
<th>ARC Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 30, 2019</td>
<td>Tuesday January 7, 2020</td>
</tr>
<tr>
<td>January 24, 2020</td>
<td>Tuesday February 4, 2020</td>
</tr>
<tr>
<td>February 21, 2020</td>
<td>Tuesday March 3, 2020</td>
</tr>
<tr>
<td>March 27, 2020</td>
<td>Tuesday April 7, 2020</td>
</tr>
<tr>
<td>April 24, 2020</td>
<td>Tuesday May 5, 2020</td>
</tr>
<tr>
<td>May 22, 2020</td>
<td>Tuesday June 2, 2020</td>
</tr>
<tr>
<td>June 26, 2020</td>
<td>*Tuesday July 7, 2020</td>
</tr>
<tr>
<td>July 24, 2020</td>
<td>Tuesday August 4, 2020</td>
</tr>
<tr>
<td>August 21, 2020</td>
<td>*Tuesday September 1, 2020</td>
</tr>
<tr>
<td>September 25, 2020</td>
<td>Tuesday October 6, 2020</td>
</tr>
<tr>
<td>October 23, 2020</td>
<td>*Thursday November 5, 2020</td>
</tr>
<tr>
<td>November 20, 2020</td>
<td>Tuesday December 1, 2020</td>
</tr>
</tbody>
</table>
Next Board Meeting
A representative from the ARC is scheduled to attend the December Board meeting.

HEARING OPEN SESSION
There were homeowners present for this session to discuss their hearings.

- One of the residents discussed their hearing regarding the removal of dead trees on their property.

- Another resident discussed their hearing regarding a parking violation, this resident raised concerns that towing is not being enforced in the Community when needed. It was discussed that not having Parking Enforcement for the past 4 months has made it difficult to manage parking violations, enforce towing, place fines and enforce the parking policy in general. The Committee will inquire with the Board at their December meeting as to when the Parking Enforcement position is going to be filled.

MOVE TO: “Enter Executive Session for Hearing deliberations at 7:55p.m.”
Moved By: Stephen Pearson
Seconded By: Kevin Devaney
For: All
Against: None
Absent: Sharon Wilkinson
MOTION PASSED

MOVE TO: “Exit Executive Session at 8:10p.m.”
Moved By: Craig Schuck
Seconded By: Kevin Devaney
For: All
Against: None
Absent: Sharon Wilkinson
MOTION PASSED

MOVE TO: “Waive the fines for Account 00448-2967, provided that there are no future occurrences of the kind within the next 30 days”
Moved By: Stephen Pearson
Seconded By: Craig Schuck
For: All
Against: None
Absent: Sharon Wilkinson
MOTION PASSED
MOVE TO: “Assess a fee of $50 + postage fees on Account 00394-9883 for failure to comply with the
Association’s Policies”
Moved By: Gayle Hatheway
Seconded By: Stephen Pearson
For: All
Against: None
Absent: Sharon Wilkinson
MOTION PASSED

MOVE TO: “Waive fines for Account 00386-3312 as the homeowner was present for their hearing and
presented all the requested information at the hearing”
Moved By: Craig Schuck
Seconded By: Stephen Pearson
For: All
Against: None
Absent: Sharon Wilkinson
MOTION PASSED

MOVE TO: “Disapprove homeowner’s request for Account # 00364-6720 to waive the fines that have
already been assessed till the storm door on the house comes in compliance. The ARC intends to waive the
fines provided that the storm door comes in compliance within 45 days from the date of this decision”
Moved By: Gayle Hatheway
Seconded By: Stephen Pearson
For: All
Against: None
Absent: Sharon Wilkinson
MOTION PASSED

MOVE TO: “Adjourn the Meeting at 8:15 p.m.”
Moved By: Gayle Hatheway
Seconded By: Stephen Pearson
For: All
Against: None
Absent: Sharon Wilkinson
MOTION PASSED

Minutes prepared and submitted by: Bethlehem Kebede, Covenants Administrator, CMC.