The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for April was held on Tuesday, April 7, 2015. 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 Vice Chair
Karen Diener, ARC Member
Ann Garriott, ARC Member
Ruth Kim, ARC Member
A.J. Brasseur, ARC Member
Jay Bieszke, ARC Member

**ARC Members Absent:**
Elizabeth McAlee, ARC Chair

**Others in Attendance:**
Meghan Marville, Covenants Administrator, CMC

**MOVE TO: Start with the applications for residents who are present.**
Moved by: Ruth Kim
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
**MOTION: PASSED**

**RESIDENT’S OPEN FORUM**
Martin Menez said that he mentioned the interest in the community of the exterior elevators to the BOD. He also mentioned that the FAC is interested in an A/V expansion to the Henderson and Conference Rooms to streamline meetings and allow for better visuals for applications. The ARC will discuss this and make recommendations to the FAC or the BOD.

**MOVE TO: Return to the Agenda as written.**
Moved by: Karen Diener
Seconded by: AJ Brasseur
For: ALL
Against: NONE
Abstentions: NONE
APPROVAL OF ARC MINUTES

MOVE TO: Approve the March 3, 2015 ARC meeting minutes as presented.

Moved by: Karen Diener
Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
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>3-15</td>
<td>5229 Brawner</td>
<td>Tree replacement</td>
<td>DENIED: A Royal Star Magnolia is different from a Star Magnolia and is not on the approved list, please choose another tree. Moved by: Jay Bieszke Seconded by: Karen Diener For: ALL Against: NONE Abstentions: Ruth Kim Motion: PASSED</td>
</tr>
<tr>
<td>15-12</td>
<td>302 CSB</td>
<td>Replace sliding glass door</td>
<td>APPROVED: as submitted. Moved by: Karen Diener Seconded by: Jay Bieszke For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>15-13</td>
<td>119 CSB</td>
<td>Replace windows</td>
<td>APPROVED: with stipulation that window tinting matches that of the current windows. Moved by: Jay Bieszke Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>15-14</td>
<td>224 CSB</td>
<td>Replace balcony with Trex material</td>
<td>APPROVED: as submitted. Moved by: Ruth Kim Seconded by: Ann Garriott For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>15-16</td>
<td>231 Somervelle</td>
<td>Permission to paint rails/trim black</td>
<td>DENIED: This is not allowed per the current DMS. Moved by: Karen Diener Seconded by: Jay Bieszke For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>Date</td>
<td>Address</td>
<td>Project</td>
<td>Decision Details</td>
</tr>
<tr>
<td>------</td>
<td>---------</td>
<td>---------</td>
<td>------------------</td>
</tr>
<tr>
<td>15-22</td>
<td>5242 Tancreti</td>
<td>Landscaping</td>
<td>APPROVED: as submitted. Moved by: Karen Diener Seconded by: Jay Bieszke For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>15-26</td>
<td>4909 Donovan</td>
<td>Solar Panel Attic Fan</td>
<td>APPROVED: with stipulation that fan must be on the back roof. Moved by: Jay Bieszke Seconded by: Karen Diener For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
</tbody>
</table>
DISCUSSION, INFORMATION & ACTION TOPICS

DMS Edits
ARC discussed adding trim color options, awning colors and Covenants Administrator approved landscaping to future discussions regarding DMS edits. Also tasked Covenants Administrator to look into regulations on the commercial spaces (ie Curry House lights).

Covenants Report
- The number of Comprehensive Inspections performed for April 2015 was 15.
- The number of Resale Inspections performed in April 2015 was 13.
- For the month of April 2015 a total of 89 violation letters were sent.
- As of April 30, 2015 the Association has 193 total open violations for 2015.
- The next meeting of the Architectural Review Committee is on May 5, 2015.

EXECUTIVE SESSION
MOVE TO: Convene into Executive Session at 8:10 p.m.
Moved by: Ruth Kim
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Discussed possible fines.

MOVE TO: Convene into Open Session at 8:13 p.m.
Moved by: Ruth Kim
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence) plus administrative cost ($6.48 postage) for all recommended fines for failure to comply with the association policies:

- Account 398-7913; on 2/28/15
- Account 306-1774; on 2/28/15
- Account 326-8124; on 2/28/15
- Account 243-6083; on 2/27/15
- Account 396-1748; on 2/27/15
- Account 319-3545; on 3/15/15
- Account 383-1289; on 3/5/15, 3/19/15
Moved by: Ruth Kim
Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

**ADJOURNMENT**

MOVE TO: Adjourn the meeting at 8:16 p.m.

Moved by:
Seconded by:
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Minutes prepared, and respectfully submitted by: Meghan Marville, Covenants Administrator, CMC