The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for June was held on Tuesday, June 2, 2015. 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:
Elizabeth McAlee, ARC Chair
Ann Garriott, ARC Member
A.J. Brasseur, ARC Member
Jay Bieszke, ARC Member

ARC Members Absent:
Mark Brzezinski, ARC Vice Chair
Ruth Kim, ARC Member
Karen Diener, ARC Member

Others in Attendance:
Meghan Marville, Covenants Administrator, CMC
Jon Dellaria, BOD Liason

**MOVE TO: Address applications for residents in attendance.**
Moved by: Jay Bieszke
Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
**MOTION: PASSED**

**MOVE TO: Return to agenda.**
Moved by: Ann Garriott
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
**MOTION: PASSED**

**RESIDENT’S OPEN FORUM**
No residents present.
**APPROVAL OF ARC MINUTES**

**MOVE TO:** Approve the May 5, 2015 ARC meeting minutes as presented.

Moved by: Jay Bieszke  
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>
</table>
| 6-15  | 218 Medlock | Tree Replacement | APPROVED: as submitted.  
Moved by: AJ Brasseur  
Seconded by: Jay Bieszke  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 7-15  | 220 Medlock | Tree Replacement | APPROVED: as submitted.  
Moved by: AJ Brasseur  
Seconded by: Ann Garriott  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 8-15  | 4905 Donovan | Tree Replacement | APPROVED: with stipulation.  
Moved by: AJ Brasseur  
Seconded by: Jay Bieszke  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 9-15  | 216 Medlock | Tree Replacement | APPROVED: as submitted.  
Moved by: AJ Brasseur  
Seconded by: Ann Garriott  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 10-15 | 5014 Waple | Tree Replacement | APPROVED: as submitted.  
Moved by: AJ Brasseur  
Seconded by: Jay Bieszke  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 11-15 | 214 Medlock | Tree Replacement | APPROVED: as submitted.  
Moved by: AJ Brasseur  
Seconded by: Ann Garriott  
For: ALL  
Against: NONE  
Abstentions: NONE |
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<tr>
<th>#</th>
<th>Address</th>
<th>Item Description</th>
<th>Result</th>
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<tbody>
<tr>
<td>12-15</td>
<td>5005 Murtha</td>
<td>Tree Replacement</td>
<td>APPROVED: as submitted. Moved by: AJ Brasseur</td>
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<td>Seconded by: Ann Garriott</td>
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<td>Abstentions: NONE</td>
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<td>Motion: PASSED</td>
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<tr>
<td>13-15</td>
<td>5136 Donovan</td>
<td>Tree Replacement</td>
<td>APPROVED: as submitted. Moved by: AJ Brasseur</td>
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<td>Seconded by: Jay Bieszke</td>
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<td>Abstentions: NONE</td>
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<td>Motion: PASSED</td>
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<tr>
<td>15-31</td>
<td>153 Somerville</td>
<td>Stain Deck Brickstone</td>
<td>APPROVED: as submitted. Moved by: Jay Bieszke</td>
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<td>Seconded by: Ann Garriott</td>
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<td>Abstentions: NONE</td>
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<td>Motion: PASSED</td>
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<tr>
<td>15-32</td>
<td>271 Medlock</td>
<td>Landscaping</td>
<td>APPROVED: as submitted. Moved by: AJ Brasseur</td>
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<td>Seconded by: Ann Garriott</td>
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<td>Motion: PASSED</td>
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<tr>
<td>15-33</td>
<td>329 Helmuth</td>
<td>New Front Light Fixture</td>
<td>APPROVED: as submitted. Moved by: Jay Bieszke</td>
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<td>Seconded by: Ann Garriott</td>
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<td>Motion: PASSED</td>
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<td>15-34</td>
<td>155 CSB</td>
<td>Post Approval for Staining Deck Taupe</td>
<td>DENIED: as submitted. Moved by: Jay Bieszke</td>
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<td>Seconded by: Ann Garriott</td>
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<td>Abstentions: NONE</td>
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<td>Motion: PASSED</td>
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<td>15-35</td>
<td>5019 Murtha</td>
<td>Landscaping</td>
<td>APPROVED: as submitted via unanimous email vote.</td>
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<td>Motion: PASSED</td>
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<tr>
<td>15-37</td>
<td>4923 Kilburn</td>
<td>Add Support Beam to Balcony</td>
<td>DENIED: Request more information.</td>
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</table>

DISCUSSION, INFORMATION & ACTION TOPICS

DMS Edits
Discussed possible Pre-Approved Colors for Behr Composite Decking Material, and DeckOver Coatings, ARC Chair tasked ARC to form sub-committee to choose a range of samples for BOD approval.

Possible Changes to Parking Policy
ARC tasked to please turn in notes on suggested changes for revision and BOD approval.

Resident Suggestion Regarding Conduct of ARC
Will respond to resident by letter.

Covenants Report
- The number of Comprehensive Inspections performed for June 2015 was 0.
- The number of Resale Inspections performed in June 2015 was 8.
- For the month of June 2015 a total of 108 violation letters were sent.
- As of June 30, 2015 the Association has 323 total open violations for 2015.
- The next meeting of the Architectural Review Committee is on July 7, 2015.

EXECUTIVE SESSION

MOVE TO: Convene into Executive Session at 8:45 p.m.
Moved by: Jay Bieszke
Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Discussed possible fines.

MOVE TO: Convene into Open Session at 8:50 p.m.
Moved by: Jay Beiszke
Seconded by: Ann Garriott
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 348-0520; on 4/30/15
- Account 306-6740; on 5/13/15
- Account 372-6475; on 5/15/15
- Account 295-2619; on 5/22/15
- Account 319-3545; on 5/22/15, 5/23/15
- Account 336-1827; on 5/22/15, 5/23/15
- Account 328-0704; on 3/20, 23, 27/15, 4/2, 19, 28/15, 5/5, 9, 11/15

Moved by: Jay Bieszke
Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

ADJOURNMENT

MOVE TO: Adjourn the meeting at 9:12 p.m.

Moved by: Jay Bieszke
Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

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