MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, July 7, 2015

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for July was held on Tuesday, July 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
Ann Garriott, ARC Member
A.J. Brasseur, ARC Member
Jay Bieszke, ARC Member
Ruth Kim, ARC Member

ARC Members Absent:
Elizabeth McAlee, ARC Chair
Karen Diener, ARC Member

Others in Attendance:
Meghan Marville, Covenants Administrator, CMC
Deb Kohler, BOD Liaison
Bette Sanft, Community Manager, CMC

APPROVAL OF AGENDA

MOVE TO: Approve the Agenda as presented.
Moved by: AJ Brasseur
Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

RESIDENT’S OPEN FORUM
Marty Menez recently met with a builder regarding the previously discussed elevator and due to the estimated cost may not move forward pursuing the project.

APPROVAL OF ARC MINUTES

MOVE TO: Approve the June 2, 2015 ARC meeting minutes as presented.
Moved by: AJ Brasseur
Seconded by: Ann Garriott
For: ALL
Against: NONE  
Abstentions: NONE  
MOTION: PASSED

<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODIFICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-15</td>
<td>5017 Waple</td>
<td>Tree Replacement</td>
<td><strong>APPROVED:</strong> as submitted. Moved by: Ruth Kim. Seconded by: Jay Bieszke. For: ALL. Against: NONE. Abstentions: NONE. Motion: PASSED.</td>
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<tr>
<td>17-15</td>
<td>130 Tull</td>
<td>Tree Replacement</td>
<td><strong>APPROVED:</strong> with the stipulation that the tree must be replaced as noted in the application. Moved by: Ruth Kim. Seconded by: Jay Bieszke. For: ALL. Against: NONE. Abstentions: NONE. Motion: PASSED.</td>
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<tr>
<td>15-46</td>
<td>4917 Waple</td>
<td>Replace Fence</td>
<td><strong>APPROVED:</strong> as submitted. Moved by: Jay Bieszke. Seconded by: Ann Garriott. For: ALL. Against: NONE. Abstentions: NONE. Motion: PASSED.</td>
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<tr>
<td>Case #</td>
<td>Address</td>
<td>Item</td>
<td>Details</td>
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<tr>
<td>15-47</td>
<td>4928 Gardner</td>
<td>Replace Fence</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>15-48</td>
<td>5241 Brawner</td>
<td>Landscaping</td>
<td>APPROVED: as submitted provided all work is completed within the property line.</td>
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<td>Moved by: Ruth Kim</td>
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<td>Seconded by: Ann Garriott</td>
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<td>Against: 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>15-49</td>
<td>153 Somerville</td>
<td>Replace Windows</td>
<td>APPROVED: as submitted. Moved by: Ruth Kim</td>
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<td>Seconded by: AJ Brasseur</td>
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<td>Motion: PASSED</td>
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<td>15-50</td>
<td>153 Somerville</td>
<td>Replace Gutters</td>
<td>APPROVED: as submitted. Moved by: Ruth Kim</td>
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<td>Seconded by: AJ Brasseur</td>
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<td>Motion: PASSED</td>
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<tr>
<td>15-51</td>
<td>5183 Brawner</td>
<td>Add Vent to Rear of Home</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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**DISCUSSION, INFORMATION & ACTION TOPICS**

A. **DMS Edits**
   Discussed results of deck stain subcommittee meeting and will continue to discuss possible pre-approved colors for the next issue of the DMS.

B. **Possible Changes to Parking Policy**
   Discussed possible changes to parking policy for BOD approval.

C. **Ratify Email Vote for Application 15-35**
   MOVE TO: Ratify email vote to approve Application 15-35 as submitted.
   Moved by: Jay Bieszke
   Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

D. Budget Request for 2016
MOVE TO: Request in increase from $13,600 to $16,000 for parking enforcement for FY 2016.
Moved by: AJ Brasseur
Seconded by: Ann Garriott
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Covenants Report
- The number of Comprehensive Inspections performed for July 2015 was approximately 75.
- The number of Resale Inspections performed in July 2015 was 8.
- For the month of July 2015 a total of 77 violation letters were sent.
- As of July 31, 2015 the Association has 391 total open violations for 2015.
- The next meeting of the Architectural Review Committee is on August 4, 2015.

EXECUTIVE SESSION
MOVE TO: Convene into Executive Session at 7:59 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 8:05 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 recommended fines for failure to comply with the association policies:
- Account 345-8264; on 6/6/15
Moved by: Jay Bieske
Seconded by: Ann Garriott
Against: Ruth Kim, AJ Brasseur, Mark Brzezinski
Abstentions: NONE
Motion: FAILED, No Fine

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

- Account 214-5167; on 6/5/15
  Moved by: Jay Bieske
  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 recommended fines for failure to comply with the association policies:

- Account 345-8264; on 6/9/15
  Moved by: Jay Bieszke
  Seconded by: Ann Garriott
  For: ALL
  Against: Mark Brzezinski
  Abstentions: NONE
  Motion: PASSED

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

- Account 336-1827; on 6/11/15
  Moved by: Jay Bieszke
  Seconded by: AJ Brasseur
  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 recommended fines for failure to comply with the association policies:

- Account 379-2483; on 6/19/15
  Moved by: Jay Bieszke
  Seconded by: None
  Motion: FAILED
ADJOURNMENT

MOVE TO: Adjourn the meeting at 8:08 p.m.
Moved by: Ruth Kim
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

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