MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, October 13, 2015

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for October was rescheduled to Tuesday, October 13, 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:
Elizabeth McAlee, ARC Chair
Mark Brzezinski, ARC Vice Chair
A.J. Brasseur, ARC Member
Jay Bieszke, ARC Member
Karen Diener, ARC Member

ARC Members Absent:
Ann Garriott, ARC Member
Ruth Kim, ARC Member

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

RESIDENT’S OPEN FORUM
No residents present.

APPROVAL OF AGENDA
MOVE TO: Approve the updated agenda as presented.
Moved by: Jay Bieszke
Seconded by: Mark Brzezinski
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

APPROVAL OF ARC MINUTES
MOVE TO: Approve the September 8, 2015 ARC meeting minutes as presented.
Moved by: AJ Brasseur
Seconded by: Mark Brzezinski
For: ALL
Against: NONE
Abstentions: NONE
<table>
<thead>
<tr>
<th>APP #</th>
<th>ADDRESS</th>
<th>MODICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-75</td>
<td>4909 Donovan</td>
<td>Solar Fan</td>
<td>APPROVED: with stipulation that trim on panel be painted black. Moved by: Jay Bieszke Seconded by: Mark Brzezinski Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>15-76</td>
<td>231 Somervelle</td>
<td>Trim Color</td>
<td>DENIED: as submitted. Moved by: Jay Bieszke Seconded by: Mark Brzezinski Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>15-77</td>
<td>5104 Grimm</td>
<td>Replace Fence</td>
<td>APPROVED: with stipulation that fence design is same as existing. Moved by: Mark Brzezinski Seconded by: AJ Brasseur Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>15-78</td>
<td>5028 Grimm</td>
<td>Replace Exterior Light</td>
<td>DENIED: as submitted. Moved by: Mark Brzezinski Seconded by: Karen Diener Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>15-81</td>
<td>5126 Grimm</td>
<td>Replace Fence</td>
<td>APPROVED: with stipulation that ARC politely requests owner choose a different stain color. Moved by: Jay Bieszke Seconded by: Mark Brzezinski Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
</tbody>
</table>
DISCUSSION, INFORMATION & ACTION TOPICS

A. DMS Edits

MOVE TO: Resubmit previous request of DMS Deck/Fence changes to BOD for a vote.
Moved by: Mark Brzezinski
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Sports Equipment
Discussed presence of sports/play equipment and it is the opinion and interpretation of the ARC that all related equipment be out of site when not in use.

B. Ratify Email Vote for Application #15-72

MOVE TO: Ratify the unanimous email vote to approve this application with the stipulation that an approved color be used for the composite decking material.
Moved by: Mark Brzezinski
Seconded by: AJ Brasseur
For: ALL
Against: NONE
Abstentions: Karen Diener
MOTION: PASSED

C. Tabled Status of 5051 Minda Court Appeal to BOD

Per the ARC, the applications in question are in violation of the Exterior Decorative Objects section of the DMS, the parking policy and the Special Use Permit section of the Covenants for Cameron Station.

Elizabeth McAlee discussed a possible meeting change to Monday or Wednesdays for December, January, February and March. Will check on dates available for the Henderson Room.

Covenants Report

- The number of Comprehensive Inspections performed for October 2015 was 3.
- The number of Resale Inspections performed in October 2015 was 10.
- For the month of October 2015 a total of 34 violation letters were sent.
- Currently Association has 544 total open violations for 2015.
- The next meeting of the Architectural Review Committee is on November 3, 2015.
- As of October 2015 there were 81 applications submitted, of which 71 were approved.

EXECUTIVE SESSION

MOVE TO: Convene into Executive Session at 8:02 p.m.
Moved by: Mark Brzezinski
Seconded by: AJ Brasseur
Discussed possible fines and appeals.

**MOVE TO: Convene into Open Session at 8:09 p.m.**
Moved by: Mark Brzezinski
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 ($6.74 postage) for recommended fines for failure to comply with the association policies and direction:**

- Account 215-2765; on 8/29/15
- Account 388-6933; on 8/31/15
- Account 372-0206; on 8/31/15, 9/22/15

Moved by: Mark Brzezinski
Seconded by: Jay Bieszke
Against: NONE
Abstentions: NONE
**Motion: PASSED**

**MOVE TO: Waive $10/day fine assessed to Acct #258-6878 for non-compliance with HOA rules.**
Moved by: Mark Brzezinski
Seconded by: Jay Bieszke
Against: NONE
Abstentions: NONE
**Motion: PASSED**

**ADJOURNMENT**
**MOVE TO: Adjourn the meeting at 8:10 p.m.**
Moved by: Mark Brzezinski
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
**MOTION: PASSED**

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