MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE

Tuesday, November 2, 2010

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for November was held on Tuesday, November 2, 2010. The meeting was called to order at 7:00pm by Jon Bradley in the Cameron Club Henderson Room.

ARC Members in Attendance:
Jon Bradley, ARC Chair
Donna Dymon, ARC Vice Chair
Michael Mayes, ARC Member
Matthew Grimm, ARC Member
David Eisenberg, ARC Member

Members Absent:
Thierry Chiapello, ARC Member

Others in Attendance:
Mary Flynn, Covenants Administrator, CMC

RESIDENT’S OPEN FORUM
No residents spoke during Resident’s Open Forum

Move To: Approve the Agenda
Moved by: Michael Mayes
Seconded by: Donna Dymon
For: All
Against: NONE
MOTION PASSED

Move To: Approve the October ARC Meeting Minutes from October 5, 2010
Moved by: Matthew Grimm
Seconded by: Donna Dymon
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

REVIEW OF EXTERIOR MODIFICATION APPLICATIONS
All action on Exterior Alteration Applications will reflect abstention (AB) and nay/opposing (N) votes including the members casting these votes.

*Applications received less than ten days before the regularly scheduled ARC meeting may be deferred until the following meeting. Incomplete applications will be returned.*

<table>
<thead>
<tr>
<th>App#</th>
<th>Address</th>
<th>Modification Request</th>
<th>ARC Action / Votes</th>
</tr>
</thead>
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Approved on 12/7/10
<table>
<thead>
<tr>
<th>Case</th>
<th>Address</th>
<th>Issue</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-119</td>
<td>5024 Barbour Dr.</td>
<td>Existing Landscaping</td>
<td>Approved application as submitted</td>
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</tbody>
</table>
|       |         |       | Moved by: Michael Mayes  
|       |         |       | Seconded by: Donna Dymon  
|       |         |       | For: ALL  
|       |         |       | Against: NONE  
|       |         |       | MOTION PASSED |
| 10-123 | 349 Cameron Station Blvd. | Tree Removal/Replacement | Application was approved with the stipulation that all removed trees must be replaced with an approved species within the homeowner’s property line per the Private Tree Replacement Guidelines or the homeowner may request an alternative species by submitting a Private Tree Replacement Application to the ARC. The application must be complete with documentation supporting why the requested alternative species is appropriate for the Lot. |
|       |         |       | Moved by: David Eisenberg  
|       |         |       | Seconded by: Matthew Grimm  
|       |         |       | For: ALL  
|       |         |       | Against: NONE  
|       |         |       | MOTION PASSED |
| 10-124 | 5229 Harold Secord St. | Landscaping | Tabled/Request for more information |
|       |         |       | The Committee requested information on how to proceed from the Board and/or Common Area Committee as the proposed modification is on Common Area and the existing landscaping was approved by the Common Area Committee in 2008 prior to the moratorium on Common Area Applications. |
|       |         |       | Moved by: Michael Mayes  
|       |         |       | Seconded by: Matthew Grimm  
|       |         |       | For: ALL  
|       |         |       | Against: NONE  
<p>|       |         |       | MOTION PASSED |</p>
<table>
<thead>
<tr>
<th>Case #</th>
<th>Address</th>
<th>Item Description</th>
<th>Action</th>
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<tbody>
<tr>
<td>10-125</td>
<td>321 Cameron Station Blvd.</td>
<td>Fence</td>
<td>Approved application as submitted.</td>
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<td>Moved by: Matthew Grimm&lt;br&gt;Seconded by: Donna Dymon&lt;br&gt;For: ALL&lt;br&gt;Against: NONE&lt;br&gt;MOTION PASSED</td>
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<tr>
<td>10-126</td>
<td>345 Helmuth Lane</td>
<td>Exterior Decorative Object</td>
<td>Application was denied</td>
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<td>This application was denied due the Exterior Decorative Object being inconsistent with the architectural style of the community.</td>
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<td>Moved by: Michael Mayes&lt;br&gt;Seconded by: David Eisenberg&lt;br&gt;For: ALL&lt;br&gt;Against: NONE&lt;br&gt;MOTION PASSED</td>
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<tr>
<td>10-127</td>
<td>5255 Pocosin Lane</td>
<td>Driveway Modification</td>
<td>Request for more information</td>
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<td>The Committee requested additional color samples for this application that are more consistent with the original color of the portion of the driveway and/or with the brick pavers on the walkway.</td>
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<td>Moved by: David Eisenberg&lt;br&gt;Seconded by: Michael Mayes&lt;br&gt;For: ALL&lt;br&gt;Against: NONE&lt;br&gt;MOTION PASSED</td>
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<tr>
<td>10-128</td>
<td>135 Martin Lane</td>
<td>Deck Modifications</td>
<td>Request for more information</td>
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<td>The Committee requested additional documents to include a City of Alexandria Building Permit, dimension of existing deck, and color sample of new decking material.</td>
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<td>Moved by: Matthew Grimm&lt;br&gt;Seconded by: Donna Dymon&lt;br&gt;For: ALL</td>
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<td>#</td>
<td>Address</td>
<td>Description</td>
<td>Motion Details</td>
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| 10-129 | 135 Martin Lane | Existing Landscaping Wall          | Application was denied
This application was denied due to the existing landscaping wall encroaching on to a neighboring property. Moved by: Michael Mayes
Seconded by: Donna Dymon
For: ALL
Against: NONE
MOTION PASSED |
| 10-130 | 146 Martin Lane | Existing Window Treatment          | Application was denied
The ARC voted to deny this application however after speaking with legal counsel, this modification may not be denied due to its existence prior to the provision of a disclosure package to the owners and it not being listed as a violation on the resale inspection. |

**BOARD MEETING UPDATES**
Jon Bradley, ARC Chair informed the members of the ARC that the Board approved the 2010 Revisions of the Design & Maintenance Standards.

**ARC DISCUSSION TOPICS AND VOTING MOTIONS**
Jon Bradley, ARC Chair informed the members that he would not be running for ARC Chair for 2011 and also reminded them that Officers would need to be elected at the next meeting.

**Move To: Enter Executive Session at 8:34pm**
Moved by: David Eisenberg
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

**Move To: Exit Executive Session at 8:45pm**
Moved by: Donna Dymon
Seconded by: David Eisenberg
For: ALL
MOTION PASSED

MONETARY LETTER REQUEST APPROVALS
Move To: Approve the Monetary Letter Request Approvals

Parking Violations
(Approved for $50.00 per infraction)
Account # 00304-2120

Moved by: David Eisenberg
Seconded by: Donna Dymon
For: ALL
Against: None
Abstentions: NONE
MOTION PASSED

Management Report
The number of open violations the Association has as of 10/26/10 is 60. This is down from 9/29/10 by 48.

Move To: Adjourn at 8:46pm.
Moved by: David Eisenberg
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Minutes prepared by: Mary Flynn, Covenants Administrator.