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

Tuesday, December 7, 2010

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for December was held on Tuesday, December 7, 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
Thierry Chiapello, ARC Member

Members Absent:
David Eisenberg, ARC Member

Others in Attendance:
Mary Flynn, Assistant Community Manager, CMC

Residents in Attendance
Dale Boutwell
Julie Niemela
Brian Sundin

RESIDENT’S OPEN FORUM
Brian Sundin introduced himself to the ARC and talked about his interest in serving on the ARC should there be any openings.

Move To: Approve the Agenda as modified
Moved by: Donna Dymon
Seconded by: Matthew Grimm
For: All
Against: NONE
MOTION PASSED

Move To: Approve the November ARC Meeting Minutes from November 2, 2010
Moved by: Cole Mowry
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>
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<tbody>
<tr>
<td>10-133</td>
<td>393 Cameron Station Blvd.</td>
<td>Pet Entry Door</td>
<td>Application was denied</td>
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<tr>
<td></td>
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<td>This application was denied due to pet entry doors only being permitted in a fenced areas where the animal is restricted.</td>
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<td>Moved by: Michael Mayes</td>
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<td>Seconded by: Thierry Chiapello</td>
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<td>Abstentions: Cole Mowry</td>
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<td>MOTION PASSED</td>
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<tr>
<td>10-124</td>
<td>5229 Harold Secord St.</td>
<td>Landscaping Modification</td>
<td>Application was approved as submitted</td>
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<td>Moved by: Cole Mowry</td>
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<td>MOTION PASSED</td>
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<td>10-128</td>
<td>135 Martin Lane</td>
<td>Deck Replacement</td>
<td>Application was approved as submitted</td>
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<td>Moved by: Cole Mowry</td>
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<td>MOTION PASSED</td>
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<tr>
<td>10-132</td>
<td>5239 Tancreti Lane</td>
<td>Landscaping wall</td>
<td>Application was approved as submitted</td>
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<td>Moved by: Michael Mayes</td>
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<td>MOTION PASSED</td>
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<td>10-134</td>
<td>5152 California Lane</td>
<td>Awning</td>
<td>Application was approved as submitted</td>
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<td>Moved by: Donna Dymon</td>
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<td>Seconded by: Thierry Chiapello</td>
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10-135 5195 Brawner Pl.  Awning  Application was approved as submitted

MOTION PASSED

BOARD MEETING UPDATES
No updates

Management Report
The number of open violations the Association has as of 12/3/10 is 51. This is down from 10/26/10 by 9.

Move To: Enter Executive Session at 7:54pm
Moved by: Donna Dymon
Seconded by: Cole Mowry
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Move To: Exit Executive Session at 8:10pm
Moved by: Michael Mayes
Seconded by: Donna Dymon
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

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

Parking Violations
(Approved for $50.00 per infraction)

Account # 00227-5079
Account # 00219-8787
Account # 00324-9567
Account # 00329-0215
Account # 00307-4088
Account # 00215-2765
Property Maintenance
(Approved for $10 per day for up to 90 days)

Account # 00348-3365
Account # 00205-5202
Account # 00211-4473

Moved by: Cole Mowry
Seconded by: Donna Dymon
For: ALL
Against: None
Abstentions: Matthew Grimm
MOTION PASSED

ARC DISCUSSION TOPICS AND VOTING MOTIONS
Jon Bradley, ARC Chair formally announced his resignation from the ARC. He thanked the member for all of their hard work this year and wished them the best for 2011.

Move To: Submit Brian Sundin’s application to join the ARC to the Board for approval
Moved by: Donna Dymon
Seconded by: Cole Mowry
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Move To: Nominate Cole Mowry for ARC Chair and submit nomination to the Board for approval
Moved by: Thierry Chiapello
Seconded by: Matthew Grimm
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Move To: Re-nominate Donna Dymon for ARC Vice Chair and submit nomination to the Board for approval
Moved by: Thierry Chiapello
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: Donna Dymon
MOTION PASSED

Move To: Adjourn at 8:25pm.
Moved by: Michael Mayes
Seconded by: Thierry Chiapello
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Minutes prepared by: Mary Flynn, Assistant Community Manager.