The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for March was held on Tuesday, March 2, 2010. The meeting was called to order at 7:05 pm by Jon Bradley in the Cameron Club’s Henderson Room.

**ARC Members in Attendance:**
Jon Bradley, ARC Chair
Michael Mayes, ARC Member
Matthew Grimm, ARC Member
David Hess, ARC Member
David Eisenberg, ARC Member
Cole Mowry, ARC Member

**Members Absent:**
Donna Dymon, ARC Vice Chair

**Others in Attendance:**
Dak Hardwick, ARC Board Liaison
Mary Flynn, Covenants Administrator, CMC

**Residents Present:**
Peter Trapp

**RESIDENTS OPEN FORUM:**
No residents spoke at this time

**MOVE TO: Approve the agenda**
Moved by: David Hess
Seconded by: Cole Mowry
For: All
Against: NONE
Motion: PASSED

**MOVE TO: Approve the January 5, 2010 meeting minutes as submitted.**
Moved by: Michael Mayes
Seconded by: David Hess
For: ALL
Against: 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>
<tbody>
<tr>
<td>10-011</td>
<td>5166 Bawner Pl.</td>
<td>Front Yard Landscaping</td>
<td>Approved application as submitted. Moved by: David Hess</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Michael Mayes For: ALL Against: NONE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>10-012</td>
<td>375 Livermore Ln.</td>
<td>Patio</td>
<td>Approved application as submitted. Moved by: Michael Mayes</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Matthew Grimm For: ALL Against: NONE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>10-013</td>
<td>213 Somerville St.</td>
<td>Shed</td>
<td>Approved application with stipulations. The application was approved with the stipulation that the shed always remain in its current location. Moved by: David Hess</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Michael Mayes For: ALL Against: NONE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>10-014</td>
<td>365 Livermore Ln.</td>
<td>Deck</td>
<td>Approved application with stipulations. The application was approved with the stipulation that the ground level deck will be stained to match the second story deck. Moved by: David Hess</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Seconded by: Matthew Grimm For: ALL Against: NONE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>Date</td>
<td>Address</td>
<td>Project</td>
<td>Decision</td>
</tr>
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<td>-------</td>
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<tr>
<td>10-015</td>
<td>357 Cameron Station Blvd.</td>
<td>Irrigation System</td>
<td>Approved application with stipulations.</td>
</tr>
<tr>
<td>10-016</td>
<td>176 Barrett Pl.</td>
<td>Deck</td>
<td>Approved application with stipulations.</td>
</tr>
<tr>
<td>10-017</td>
<td>174 Barrett Pl.</td>
<td>Deck</td>
<td>Approved application with stipulations.</td>
</tr>
</tbody>
</table>
**Application was deferred.**

The application was deferred until the ARC receives documentation of approval from the Condo Association at the Condos at Cameron Station Blvd. for this modification.

Moved by: David Hess  
Seconded by: Cole Mowry  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED

**Application was deferred.**

The application was deferred until the ARC receives documentation of approval from the Condo Association at the Condos at Cameron Station Blvd. for this modification.

Moved by: David Hess  
Seconded by: Cole Mowry  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED

**DISCUSSION & INFORMATION TOPICS**

**MOVE TO:** Discuss the Homeowner’s appeal for violation of the Parking Policy in Executive Session.  

**Account # 00330-8534**  
Moved by: David Hess  
Seconded by: Michael Mayes  
For: ALL  
Against: NONE  
Motion: PASSED

**Board Meeting Updates:** Dak Hardwick, CSCA Board Director, gave an update on items from the recent Board of Directors meeting. He discussed the snow removal process and the BOD’s decision to use Visitor Parking Spaces for snow storage and the break down of the costs associated with the snow removal. Dak also mentioned that the BOD will be coming up with a new snow policy in light of the recent snow storms. ARC Members discussed certain streets in the community that do not get direct sunlight and the problems associated with the lack of melting snow and ice in those areas. Dak informed
the ARC that the Cameron Club Renovation Committee will be presenting the BOD with their suggestions for the renovation of the Cameron Club at the March BOD Meeting. The BOD has asked the ARC to discuss and come up with a policy to allow residents to remove and replace damaged and fallen trees on their private properties.

MOVE TO: Ratify the electronic approval of the Exterior Modification Applications for 5249 Tancreti Ln., Woodland Hall and Oakland Hall and the appointment of Cole Mowry and David Eisenberg to the ARC.
Moved by: David Hess
Seconded by: Matthew Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Make a recommendation to the BOD to approve a community wide mailing to go out to inform residents that they have until May 1, 2010 to repair weather related damages to their and property and until June 1, 2010 to repair weather related landscaping damage. Residents would not need to seek ARC approval to replace vegetation with what they already had.
Moved by: Michael Mayes
Seconded by: Cole Mowry
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

The ARC Members discussed possibly arranging a meeting with RTEC Tree Care once Management has received the list of approved tree species from them. The ARC also discussed collaborating with the Common Area Committee on the upcoming June Maintenance Month. Jon Bradley asked the committee members to work together in drafting a list of areas that need to be modified in the Design and Maintenance Standards (DMS) and to submit their recommendations to Donna Dymon who is actively collecting data for the amendment project to the DMS. There are no updates at this time on the Green Sub-Committee, but there was discussion amongst the members on implementing eco-friendly modifications to the new DMS.

Monetary Letter Request Approvals

Move to: Approve the Monetary Letter Request Approvals
RE: Parking Violations
(Approved for $50.00 per infraction)

  Account # 00319-3545
  Account # 00263-5787
  Account # 00205-0744
  Account # 00243-4467
  Account # 00258-6878
  Account # 00205-0333
RE: Property Maintenance Violations
(Approved for $10.00 per day for up to 90 days)

Account # 00205-4261
Account # 00214-5167
Account # 00205-3709
Account # 00250-5765
Account # 00251-0747
Account # 00300-9118
Account # 00308-1110

Moved by: Michael Mayes
Seconded by: Cole Mowry
For: ALL
Against: None
Abstentions: NONE
Motion: PASSED

Management Report

The number of open violations the Association has as of 2/26/10 is 93. This is down from January 2010 by 5.

MOVE TO: Enter Executive Session
Moved by: Michael Mayes
Seconded by: Matthew Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Exit Executive Session
Moved by: Michael Mayes
Seconded by: David Hess
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Deny the Homeowner’s appeal of violation of the Parking Policy. Account # 00330-8534
Moved by: Michael Mayes
Seconded by: David Hess
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED
MOVE TO: Adjourn at 8:17 pm.
Moved by: Cole Mowry
Seconded by: David Hess
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

Minutes prepared by: Mary Flynn, Covenants Administrator.

Minutes were approved at the April 6, 2010 Architectural Review Committee Meeting.