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

Wednesday, November 9, 2011

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for November was held on Wednesday, November 9, 2011. The meeting was called to order at 7:02 pm by Brian Sundin in the Cameron Club Henderson Room.

ARC Members in Attendance:    Members Absent:
Craig Weisen, ARC Member    Michael Mayes, ARC Member
Ruth Kim, ARC Member     Matthew Grimm, ARC Member
Brian Sundin, ARC Member
Karen Diener, ARC Member

Others in Attendance:
Tom McClimon, Board Vice President and ARC Liaison
Shirley Petrovic, Covenants Administrator, CMC

Resident’s in Attendance:
Elizabeth McAlee
Chris Hammer
Mike Robertson

RESIDENT’S OPEN FORUM
N/A

MOVE TO: Modify the Agenda so that the Exterior Modification Applications and appeals of present residents may be reviewed first.
Moved by: Ruth Kim
Seconded by: Craig Weisen
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

REVIEW OF EXTERIOR MODIFICATION APPLICATIONS FOR RESIDENTS THAT ARE PRESENT WITH REMAINING APPLICATIONS TO FOLLOW
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>
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</table>
| 11-059 | 163 Cameron Station | Replace deck floor and railings with composite materials | Approved application as submitted. Moved by: Ruth Kim  
Seconded by: Craig Weisen  
For: ALL  
Against: NONE  
Abstentions: None  
Motion: PASSED |
| 11-056 | 276 Murtha St.   | Front yard landscaping                                   | Approved application as submitted. Moved by: Ruth Kim  
Seconded by: Craig Weisen  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 11-055 | 145 Cameron Station | Repair roof decor                                      | Approved application as submitted. Moved by: Craig Weisen  
Seconded by: Ruth Kim  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 11-060 | 260 Medlock Ln.  | Replace deck floor                                      | Approved application as submitted. Moved by: Craig Weisen  
Seconded by: Ruth Kim  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 11-062 | 331 Cameron Station | Landscaping                                               | Approved application as submitted. Moved by: Craig Weisen  
Seconded by: Ruth Kim  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 11-064 | 5064 Minda Ct.   | Storm door color                                         | Disapproved application as submitted. This application was disapproved due to the DMS which states “The storm/screen door must match the color of the door it is protecting or the adjacent trim”. Moved by: Craig Weisen  
Seconded by: Ruth Kim  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: DENY |
Move To: Approve the October ARC Meeting Minutes from –October 13, 2011
Moved by: Karen Diener
Seconded by: Craig Weisen
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

BOARD MEETING UPDATES
Tom McClimon, Board Vice President and ARC Liaison, updated the committee on the Cameron Station Club House renovations.

ARC DISCUSSION TOPICS AND VOTING MOTIONS

Table appointment of Chair and Vice Chair until December ARC meeting due to members being absent.

MOVE TO: Ratify the electronic approvals of Exterior Modification Applications, 11-061 and 11-063.
Moved by: Craig Weisen
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Move To: Appoint Elizabeth McAlee to the Architectural Review Committee for a two-year term subject to the BOD approval.
Moved by: Craig Weisen
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Management Report
The number of open violations the Association has as of 10/28/11 is 116. This is up from 9/3/11 by 25.

Move To: Enter Executive Session at 8:13pm
Moved by: Ruth Kim
Seconded by: Brian Sundin
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Move To: Exit Executive Session at 8:28pm
Moved by: Karen Diener
Seconded by: Ruth Kim
For: ALL
MOTION PASSED

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

Property Maintenance Violations

(Approved for $10.00 per day or up to 90 day plus administrative costs)

Account # 00214-5057
Account # 00205-5202
Account # 00280-4437

Moved by: Ruth Kim
Seconded by: Craig Weisen
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Move To: Adjourn at 8:30 pm
Moved by: Brian Sundin
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Minutes prepared by: Shirley Petrovic, Covenants Administrator