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

Tuesday, December 6, 2011

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for November was held on Tuesday, December 6, 2011. The meeting was called to order at 7:00 pm by Michael Mayes in the Cameron Club Henderson Room.

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

Others in Attendance:
Nicholas Giannotti, Board President
Shirley Petrovic, Covenants Administrator, CMC

Resident’s in Attendance:
Michael Brooke
Mike Douglas

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: Matthew Grimm
Seconded by: Brian Sundin
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>
</tr>
</thead>
<tbody>
<tr>
<td>11-065</td>
<td>213 Somerville St</td>
<td>Replace windows</td>
<td>Approved application with stipulation That the 12 additional window of like/kind replaced no later than Spring of 2012</td>
</tr>
</tbody>
</table>

Appeals: Covenants Violation First Notice of Violation: Account # 00229-2324

Move To: Approve the November ARC Meeting Minutes from –November 9, 2011
Moved by: Brian Sundin
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

BOARD MEETING UPDATES
Nicholas Giannotti, Board President, introduced himself as the new Board President and informed the committee of the revised dates on the Club House renovations. He also informed the committee about the empty retail space at Main Street Condominium that will be occupied soon as well.

ARC DISCUSSION TOPICS AND VOTING MOTIONS

MOVE TO: Appoint Craig Wiesen as Chair
Moved by: Ruth Kim
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

MOVE TO: Appoint Brian Sundin as Vice Chair
Moved by: Matthew Grimm
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED
Move To:  Enter Executive Session at 8:02pm  
Moved by: Brian Sundin  
Seconded by: Ruth Kim  
For: ALL  
Against: NONE  
Abstentions: NONE  
MOTION PASSED

Move To:  Exit Executive Session at 8:55pm  
Moved by: Craig Wiesen  
Seconded by: Brian Sundin  
For: ALL  
Against: NONE  
Abstentions: NONE  
MOTION PASSED

Move TO: Wave Appeal for Account# 002229-2324 for Covenants Violation First Notice. With the stipulation that the activity does not create a safety hazard or impact the quiet enjoyment of other residents in the community.

Moved by: Craig Wiesen  
Seconded by: Ruth Kim  
For: Karen Diener  
Michael Mayes  
Matthew Grimm  
Elizabeth McAlee  
Against: Brian Sundin  
Abstentions: NONE  
MOTION PASSED

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

Parking Violation

(Approved for $50.00 per infraction plus administrative costs)

Account # 00319-3545  
Account # 00330-8534  
Account # 00261-5930

Trash Violation

(Approved for $50.00 per infraction plus administrative costs)

Account # 00284-9065

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

Management Report
The number of open violations the Association has as of 11/30/11 is 99. This is down from 10/28/11 by 17.

Move To: Adjourn at 8:59 pm
Moved by: Matthew Grimm
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Minutes prepared by: Shirley Petrovic, Covenants Administrator