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

Tuesday, July 10, 2012

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for July was held on Tuesday, July 10, 2012. The meeting was called to order at 7:00 pm by Brian Sundin in the Cameron Club Henderson Room.

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

Others in Attendance:
Mary Meghan Flynn, Assistant Community Manager, CMC; Bethany Lammers, Administrative Assistant, CMC

Resident’s in Attendance:
None

RESIDENT’S OPEN FORUM
N/A

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>
</table>
| 12-048| 4908 Kilburn Street | Patio                | Application was approved as submitted.  
Moved by: Michael Mayes  
Seconded by: Karen Diener  
For: ALL  
Against: NONE  
Abstentions: None  
Motion: Passed |
<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>Project</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>12-038</td>
<td>5184 Brawner Place</td>
<td>Landscaping</td>
<td>Application was approved subject to approval by Common Area Committee. Moved by: Michael Mayes Seconded by: Elizabeth McAlee For: ALL Against: NONE Abstentions: None Motion: Passed</td>
</tr>
<tr>
<td>12-049</td>
<td>5186 Brawner Place</td>
<td>Landscaping</td>
<td>Application was approved subject to approval by Common Area Committee. Moved by: Michael Mayes Seconded by: Elizabeth McAlee For: ALL Against: NONE Abstentions: NONE Motion: Passed</td>
</tr>
<tr>
<td>12-050</td>
<td>273 Murtha Street</td>
<td>Windows</td>
<td>Request for more information ARC has specifically asked for brochures and/or examples of the proposed replacement window and/or to replace with windows that are an exact match to the original. Moved by: Michael Mayes Seconded by: Elizabeth McAlee For: ALL Against: NONE Abstentions: NONE Motion: Passed</td>
</tr>
<tr>
<td>12-051</td>
<td>5261 Pocosin Lane</td>
<td>Exterior Decorative Objects</td>
<td>Approved application as submitted Moved by: Elizabeth McAlee Seconded by: Michael Mayes For: ALL Against: NONE Abstentions: NONE Motion: Passed</td>
</tr>
<tr>
<td>12-052</td>
<td>5259 Pocosin Lane</td>
<td>Exterior Decorative Objects</td>
<td>Approved application as submitted Moved by: Elizabeth McAlee Seconded by: Karen Diener For: Elizabeth McAlee, Karen Diener, Michael Mayes Against: NONE Abstentions: Brian Sundin Motion: Passed</td>
</tr>
</tbody>
</table>

**Move To:** Approve the April ARC Meeting Minutes from June 5, 2012 as amended
Moved by: Elizabeth McAlee
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

BOARD MEETING UPDATES
Mary Meghan Flynn, Assistant Community Manager, CMC, updated the ARC on the June Board Meeting and Karen Diener provided an update regarding the Cameron Club renovation project.

ARC DISCUSSION TOPICS AND VOTING MOTIONS
The ARC discussed the upcoming modification of the Design & Maintenance Standards

EXECUTIVE SESSION

Move To: Enter Executive Session at 8:17 pm
Moved by: Michael Mayes
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

Move To: Exit Executive Session at 8:25 pm
Moved by: Elizabeth McAlee
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

MONETARY LETTER REQUEST APPROVALS

Move To: Start the violation process over for Account # 00379-0142
Moved by: Elizabeth McAlee
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Move To: Approve the Monetary Letter Request Approvals

Property Maintenance
(Approved for $10.00 a day for up to 90 days)

Account # 00229-0889
Account # 00376-3700
Management Report
The number of open violations the Association has as of 7/6/12 is 165. This is up from 6/1/12 by 42.

Move To: Adjourn at 8:29 pm
Moved by: Michael Mayes
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
MOTION PASSED

Minutes prepared by: Mary Meghan Flynn, Assistant Community Manager