MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, August 6, 2013

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for August was held on Tuesday, August 6, 2013. The meeting was called to order at 7:01 pm in the Cameron Station Clubhouse Henderson Room.

ARC Members in Attendance:
Brian Sundin, ARC Chair
Elizabeth McAlee, ARC Member
Matthew Grimm, ARC Member
Ruth Kim, ARC Member
Michelle Kinasiewicz, ARC Member

ARC Members Absent:
Michael Mayes, ARC Vice Chair
Karen Diener, ARC Member

Others in Attendance:
Bethany Lammers, Covenants Administrator, CMC

APPROVAL OF AGENDA
MOVE TO: Review the Exterior Modification Application for Resident’s that are present with remaining applications to follow.
Moved by: Elizabeth McAlee
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

RESIDENT’S OPEN FORUM
None.

APPROVAL OF ARC MINUTES
MOVE TO: Approve the July 9, 2013 ARC meeting minutes as presented.
Moved by: Ruth Kim
Seconded by: Michelle Kinasiewicz
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED
<table>
<thead>
<tr>
<th>APP#</th>
<th>ADDRESS</th>
<th>MODIFICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-42</td>
<td>4904 Waple Lane</td>
<td>Re-landscape front yard</td>
<td>APPROVED as submitted. Moved by: Elizabeth McAlee Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-43</td>
<td>5136 Brawner Place</td>
<td>Re-landscape front yard</td>
<td>APPROVED as submitted. Moved by: Ruth Kim Seconded by: Michelle Kinasiewicz For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-44</td>
<td>160 Cameron Station Blvd</td>
<td>Re-landscape front yard</td>
<td>APPROVED as submitted. Moved by: Ruth Kim Seconded by: Elizabeth McAlee For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-45</td>
<td>5003 Barbour Drive</td>
<td>Re-landscape front yard, install rain barrel &amp; replace door fixtures</td>
<td>APPROVED as submitted with the stipulation that the owner adhere to the manufacturers installation and maintenance requirements for the rain barrel and that drainage for the barrel will not adversely impact the surrounding neighbors. Moved by: Matt Grimm Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-46</td>
<td>4916 John Ticer Drive</td>
<td>Existing front lights</td>
<td>DENY the existing front lights painted red as the color is not harmonious with the style and character of the community. Moved by: Elizabeth McAlee Seconded by: Michelle Kinasiewicz For: ALL Against: NONE</td>
</tr>
<tr>
<td>Motion Number</td>
<td>Address</td>
<td>Description</td>
<td>Description Details</td>
</tr>
<tr>
<td>---------------</td>
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</tr>
<tr>
<td>13-47</td>
<td>252 Medlock Lane</td>
<td>Re-configuration of back window</td>
<td>APPROVED as submitted with the stipulation that the replacement siding matches the existing siding. Moved by: Matt Grimm Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-48</td>
<td>252 Medlock Lane</td>
<td>Install awning over back deck</td>
<td>APPROVED as submitted. Moved by: Ruth Kim Seconded by: Michelle Kinasiewicz For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-49</td>
<td>5102 Grimm Drive</td>
<td>External vent</td>
<td>APPROVED as submitted. Moved by: Elizabeth McAlee Seconded by: Matt Grimm For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-50</td>
<td>326 Cameron Station Blvd</td>
<td>Re-surface deck/replace railings</td>
<td>APPROVED as submitted. Moved by: Ruth Kim Seconded by: Michelle Kinasiewicz For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-51</td>
<td>5238 Brawner Place</td>
<td>Re-landscape front/side yard</td>
<td>APPROVED as submitted. Moved by: Matt Grimm Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
</tbody>
</table>
DISCUSSION, INFORMATION & ACTION TOPICS

- The Comprehensive Inspector was on-site at Cameron Station on 7/22/2013, 7/23/2013 & 7/24/2013 and performed 95 comprehensive inspections.
- The number of Resale Inspection performed in July, 2013 was 13.
- The next meeting of the Architectural Review Committee is on September 3, 2013.
- As of July 31, 2013 the Association has 184 total open violations.
- For the month of July there were a total of 123 violation letters sent.

EXECUTIVE SESSION

MOVE TO: Convene into Executive Session at 8:38 pm.
Moved by: Matthew Grimm
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Convene into Open Session at 9:13 pm.
Moved by: Matt Grimm
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $10 a day for the maximum of 90 days or until the violation is corrected for:
- 305-6420, front light
- 215-2765, front door trim
Moved by: Ruth Kim
Seconded by: Matt Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 plus administrative cost for account 214-5057:
- Trash can out non trash day; 7/30/2013
Moved by: Ruth Kim
Seconded by: Michelle Kinasiewicz
For: Ruth Kim, Michelle Kinasiewicz, Brian Sundin
Against: Matt Grimm, Elizabeth McAlee
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $100) plus administrative cost for account 357-0485:
  - Trash can out non trash day; 4/30/2013 & 8/2/2013
Moved by: Ruth Kim
Seconded by: Michelle Kinasiewicz
For: Ruth Kim, Michelle Kinasiewicz, Brian Sundin
Against: Matt Grimm, Elizabeth McAlee
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $150) plus administrative cost for account 229-9013:
Moved by: Elizabeth McAlee
Seconded by: Matt Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

ADJOURNMENT
MOVE TO: Adjourn the meeting at 9:21 pm.
Moved by: Matthew Grimm
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED