MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, September 3, 2013

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for September was held on Tuesday, September 3, 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
Ruth Kim, ARC Member
Michelle Kinasiewicz, ARC Member
Michael Mayes, ARC Vice Chair
Karen Diener, ARC Member

ARC Members Absent:
Matthew Grimm, 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: Michael Mayes
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 August 6, 2013 ARC meeting minutes as presented.
Moved by: Elizabeth McAlee
Seconded by: Michelle Kinasiewicz
For: 3-0-2
Against: NONE
Abstentions: Karen Diener, Michael Mayes
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>13-52</td>
<td>5156 Knapp Place</td>
<td>Existing irrigation system</td>
<td>APPROVED as submitted. Moved by: Karen Diener Seconded by: Elizabeth McAlee For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-54</td>
<td>5165 Brawner Place</td>
<td>Existing patio door with dog entrance</td>
<td>APPROVED as submitted. Moved by: Ruth Kim Seconded by: Michael Mayes For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-55</td>
<td>164 Barrett Place</td>
<td>Build new deck in rear of home</td>
<td>APPROVED as submitted; with the stipulation the owner submit a copy of the city permit once it is obtained. Moved by: Elizabeth McAlee Seconded by: Michelle Kinasiewicz For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-56</td>
<td>153 Cameron Station Blvd</td>
<td>Replace existing fence and landing</td>
<td>Request further information: what is the new dimension of the landing, how many steps will there be, if you are moving the footers for the landing does it require a permit from the city which the contractor is obtaining, what is the dimension of the proposed fence and will it be built to include the heat pump enclosed within the yard? Moved by: Karen Diener Seconded by: Elizabeth McAlee For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-57</td>
<td>5150 California Drive</td>
<td>Replace existing fence and install a concrete patio</td>
<td>APPROVED as submitted provided the patio does not adversely affect drainage into neighboring</td>
</tr>
<tr>
<td>Motion Number</td>
<td>Address</td>
<td>Action Description</td>
<td>Motion Status</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------------</td>
<td>--------------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>13-58</td>
<td>365 Livermore Lane</td>
<td>Replace existing front tree with a Crape Myrtle</td>
<td>PASSED</td>
</tr>
<tr>
<td></td>
<td></td>
<td>APPROVED with the stipulation that the canopy size of the species chosen meets the requirements as defined in the Private Tree Replacement List in the DMS (25 h X 15 w).</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Moved by: Michael Mayes</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Seconded by: Ruth Kim</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>For: ALL</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motion:</td>
<td></td>
</tr>
<tr>
<td>13-59</td>
<td>5003 Barbour Drive</td>
<td>Replace existing front tree</td>
<td>PASSED</td>
</tr>
<tr>
<td></td>
<td></td>
<td>APPROVED with the stipulation that the Owner adheres to the timeline on the Private Tree Application (remove and replace tree within 30 days of approval).</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Moved by: Elizabeth McAlee</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Seconded by: Ruth Kim</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>For: ALL</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motion:</td>
<td></td>
</tr>
<tr>
<td>13-60</td>
<td>5053 Donovan Drive</td>
<td>Replace front yard tree with a dwarf Crape Myrtle</td>
<td>DENIED</td>
</tr>
<tr>
<td></td>
<td></td>
<td>DENY the application as it does not conform to the current height/canopy coverage required by the Private Tree Replacement list as outlined in the DMS.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Moved by: Michael Mayes</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Seconded by: Elizabeth McAlee</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>For: ALL</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Against: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Abstentions: NONE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Motion:</td>
<td></td>
</tr>
<tr>
<td>13-61</td>
<td>5110 Vos Lane</td>
<td>Re-landscape front flower beds</td>
<td>PASSED</td>
</tr>
<tr>
<td></td>
<td></td>
<td>APPROVED as submitted; with the stipulation that if any landscaping goes beyond the property line the Owner must seek CAC approval for it.</td>
<td></td>
</tr>
</tbody>
</table>
DISCUSSION, INFORMATION & ACTION TOPICS

- The Comprehensive Inspector was on-site at Cameron Station on 8/19/2013, 8/20/2013 & 8/21/2013 and performed 110 comprehensive inspections.
- The number of Resale Inspection performed in August, 2013 was 3.
- The next meeting of the Architectural Review Committee is on October 8, 2013, in the Great Room.
- As of August 30, 2013 the Association has 171 total open violations.
- For the month of August there were a total of 72 violation letters sent.

EXECUTIVE SESSION

MOVE TO: Convene into Executive Session at 9:09 pm.
Moved by: Ruth Kim
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Convene into Open Session at 9:39 pm.
Moved by: Ruth Kim
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $50) plus administrative cost for account 205-0333:

- Resident parked in visitor parking; 8/20/2013.
Moved by: Ruth Kim
Seconded by: Michelle Kinasiewicz
For: ALL
MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $50) plus administrative cost for account 248-6813:
  •  Trash can out non trash day; 8/14/2013.
Moved by: Ruth Kim
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $50) plus administrative cost for account 227-5079:
  •  Dog off the leash; 8/22/2013.
Moved by: Ruth Kim
Seconded by: Michelle Kinasiewicz
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $50) plus administrative cost for account 229-9107:
  •  Car parked over drive pad, blocking sidewalk; 8/22/2013.
Moved by: Michael Mayes
Seconded by: Elizabeth McAlee
For: 4-1
Against: Ruth Kim
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $100) plus administrative cost for account 252-2573:
  •  Car parked over drive pad, blocking sidewalk; 8/6/2013 & 8/24/2013.
Moved by: Ruth Kim
Seconded by: Michael Mayes
For: 3-1-1
Against: Ruth Kim
Abstentions: Elizabeth McAlee
Motion: PASSED
ADJOURNMENT
MOVE TO: Adjourn the meeting at 9:45 pm.
Moved by: Karen Diener
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED