MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, November 5, 2013

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for October was held on Tuesday, November 5, 2013. The meeting was called to order at 7:00 pm in the Cameron Station Clubhouse Henderson Room.

ARC Members in Attendance:
Brian Sundin, ARC Chair
Michael Mayes, ARC Vice Chair
Elizabeth McAlee, ARC Member
Matthew Grimm, ARC Member

ARC Members Absent:
Ruth Kim, ARC Member
Michelle Kinasiewicz, ARC Member
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: Michael Mayes
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

RESIDENT’S OPEN FORUM
None.

APPROVAL OF ARC MINUTES
MOVE TO: Approve the October 8, 2013 ARC meeting minutes with the following amendment: page 6, last motion: remove Ruth Kim’s name from the motion (Against).
Moved by: Elizabeth McAlee
Seconded by: Matthew Grimm
For: ALL
Against: NONE
Abstentions: NONE
<table>
<thead>
<tr>
<th>APP#</th>
<th>ADDRESS</th>
<th>MODIFICATION REQUEST</th>
<th>ARC ACTION/VOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-70</td>
<td>5012 Grimm Drive</td>
<td>Re-landscape front flower beds</td>
<td>APPROVED with the stipulation that: subject to all the current stones being replaced with the new proposed stones. Moved by: Michael Mayes Seconded by: Matthew Grimm For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-76</td>
<td>177 Barrett Place</td>
<td>Replace front lights</td>
<td>APPROVED as submitted. Moved by: Michael Mayes Seconded by: Matthew Grimm For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-77</td>
<td>4912 John Ticer Drive</td>
<td>Replace wood around back bay window with PVC material</td>
<td>Request further information: sample of material, proposal from contractor or address of neighbors who have had similar projects performed. Moved by: Elizabeth McAlee Seconded by: Michael Mayes For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-78</td>
<td>4912 John Ticer Drive</td>
<td>Replace two windows; one in front and one back</td>
<td>Request further information: brochure of windows or proposal from contractor. Moved by: Elizabeth McAlee Seconded by: Michael Mayes For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>13-79</td>
<td>5235 Tancreti Lane</td>
<td>Replace front bush</td>
<td>APPROVED to replace front bush with a camellia bush. Moved by: Elizabeth McAlee</td>
</tr>
</tbody>
</table>
DISCUSSION, INFORMATION & ACTION TOPICS

- The Comprehensive Inspector was on-site at Cameron Station on 10/16/2013, 10/17/2013 & 10/18/2013 and performed 103 comprehensive inspections.
- The number of Resale Inspection performed in October, 2013 was 7.
- As of October 31, 2013 the Association has 207 total open violations.
- For the month of October there were a total of 42 violation letters sent.
- The next meeting of the Architectural Review Committee is on December 3, 2013.

RATIFY DECISION OF TWO APPLICATIONS

MOVE TO: RATIFY the approval for the Exterior Modification Application for 353 Cameron Station Blvd to install a 200 square foot deck in the side/rear of their home, using Trex material, color; tree house, which was voted electronically and approved unanimously.
Moved by: Elizabeth McAlee
Seconded by: Matthew Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: RATIFY the approval for the Exterior Modification Application for 5100 Grimm Drive to install a patio in their backyard with the stipulation that the drainage downspout is not altered to extend into the common area or neighboring property, which was voted electronically and approved unanimously.
Moved by: Michael Mayes
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

EXECUTIVE SESSION

MOVE TO: Convene into Executive Session at 7:55 pm.
Moved by: Michael Mayes
Seconded by: Matthew Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Convene into Open Session at 8:15 pm.
Moved by: Michael Mayes
Seconded by: Matthew Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $10/day for up to ninety (90) days or until the violation is corrected for account #315-1927:
  • Dead vine growing up downspout.
Moved by: Michael Mayes
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $100) plus administrative cost for account #282-6826
  • Parking in visitor parking; 10/18/2013 & 10/20/2013.
Moved by: Elizabeth McAlee
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the monetary charge of $10/day for up to ninety (90) days or until the violation is corrected for account #210-8324:
  • Storm door crossbar.
Moved by: Michael Mayes
Seconded by: Matthew Grimm
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 #363-4282:

- Trash can out non trash day: 11/5/2013.

Moved by: Michael Mayes
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

ADJOURNMENT

MOVE TO: Adjourn the meeting at 8:25 pm.

Moved by: Elizabeth McAlee
Seconded by: Matthew Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED