The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for February was held on Tuesday, February 4, 2014. The meeting was called to order at 7:02 pm in the Cameron Station Clubhouse Henderson Room.

**ARC Members in Attendance:**
Brian Sundin, ARC Chair
Michael Mayes, ARC Vice Chair
Ruth Kim, ARC Member
Karen Diener, ARC Member

**ARC Members Absent:**
Michelle Kinasiewicz, ARC Member
Elizabeth McAlee, ARC Member
Matthew Grimm, ARC Member

**Others in Attendance:**
Bethany Lammers, Covenants Administrator, CMC
Jon Dellaria, CSCA Committee Liaison

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

**RESIDENT’S OPEN FORUM**
(171 Barrett Place)- The Owner stated that currently his fence is connected to the Association’s privacy fence facing the shopping center. He asked that when the new development is built (where the bowling alley is) would the Association consider placing gates in the privacy fence that would lead into each owner’s backyard so that contractors would be able to go around to the back when doing work in their yard instead of having to go thru their homes.

**APPROVAL OF ARC MINUTES**
MOVE TO: Approve the January 9, 2014 ARC meeting minutes as presented.
Moved by: Karen Diener
Seconded by: Ruth Kim
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>14-03</td>
<td>4916 Waple Lane</td>
<td>Storm door crossbar</td>
<td>DENY the request as it is currently against the rule for storm doors.</td>
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<td>Moved by: Karen Diener</td>
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<td>Seconded by: Michael Mayes</td>
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<td>For: ALL</td>
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<td>Against: Ruth Kim</td>
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<td>Abstentions: NONE</td>
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<td></td>
<td><strong>Motion: PASSED</strong></td>
</tr>
<tr>
<td>14-04</td>
<td>5112 Knapp Place</td>
<td>Existing front light and edging</td>
<td>APPROVED as submitted.</td>
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<td>Moved by: Michael Mayes</td>
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<td>Seconded by: Karen Diener</td>
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<td>Abstentions: NONE</td>
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<td></td>
<td><strong>Motion: PASSED</strong></td>
</tr>
<tr>
<td>14-05</td>
<td>5030 Grimm Drive</td>
<td>Backyard patio</td>
<td>APPROVED with the stipulation that the drainage does not affect neighboring properties or encroach into common area.</td>
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<td>Moved by: Karen Diener</td>
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<td>Seconded by: Ruth Kim</td>
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<td>Abstentions: NONE</td>
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<td><strong>Motion: PASSED</strong></td>
</tr>
<tr>
<td>14-06</td>
<td>117 Martin Lane</td>
<td>Privacy lattice on deck</td>
<td>APPROVED with the stipulation that the privacy screening follows the standards for screening as set forth in the DMS.</td>
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<td>Moved by: Ruth Kim</td>
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<td>Seconded by: Karen Diener</td>
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<td>Against: NONE</td>
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<td>Abstentions: NONE</td>
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<td></td>
<td><strong>Motion: PASSED</strong></td>
</tr>
<tr>
<td>14-07</td>
<td>171 Barrett Place</td>
<td>Seven windows and 2 sliding</td>
<td>APPROVED as submitted with the</td>
</tr>
</tbody>
</table>
DISCUSSION, INFORMATION & ACTION TOPICS

Covenants Report

- The Comprehensive Inspector was not on-site at Cameron Station for the month of January.
- The number of Resale Inspection performed in January, 2014 was 7.
- As of January 31, 2014 the Association has 250 total open violations.
- For the month of January there were a total of 134 violation letters sent.

Reappointment of ARC Member

MOVE TO: Recommend reappointment to the Board of Directors for Ruth Kim.
Moved by: Karen Diener
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

EXECUTIVE SESSION

MOVE TO: Convene into Executive Session at 8:05 pm.
Moved by: Michael Mayes
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Convene into Open Session at 8:30 pm.
Moved by: Michael Mayes
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

Executive Session Decisions

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $50) plus administrative cost for account # 205-1937:
- Trash can out non trash day: 2/4/2014.
Moved by: Michael Mayes
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the decision that if an application is not submitted within thirty (30) days of the letter, then account# 287-4292 will be assessed and charge of $10/ day for ninety (90) days or until the violation is corrected for:
Moved by: Ruth Kim
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED
MOVE TO: Approve the decision that if corrective action is not taken by March 15, 2014, then account# 258-6784, will be charged $10/day for ninety (90) days or until the violation is corrected.
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 #367-3696 for:
  • Parking over drive pad onto sidewalk: 1/19/2014.
Moved by: Michael Mayes
Seconded by: Karen Diener
For: ALL
Against: Ruth Kim
Abstentions: NONE
Motion: PASSED

MOVE TO: Request additional information from the owner to determine cause of the violation, if no response, then a monetary charge of $50 (per occurrence, total charge $50) plus administrative cost for account #367-3696 will be imposed for:
  • Trash can out non trash day: 2/4/2014.
Moved by: Ruth Kim
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Waive the Owners second notice for: parking in visitor parking on 1/24/2014, for account# 334-8918.
Moved by: Ruth Kim
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

ADJOURNMENT
MOVE TO: Adjourn the meeting at 8:46 pm.
Moved by: Ruth Kim
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED