MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, March 11, 2014

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for March was held on Tuesday, March 11, 2014. 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
Ruth Kim, ARC Member
Karen Diener, ARC Member
Elizabeth McAlee, ARC Member
Matthew Grimm, ARC Member

ARC Members Absent:
Michael Mayes, ARC Vice Chair

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: Matt Grimm
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 February 4, 2014 ARC meeting minutes as presented.
Moved by: Elizabeth McAlee
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>
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</thead>
</table>
| 14-10| 331 Fucci Ct     | Storm door crossbar        | DENY the request as it is currently against the rule for storm doors. Moved by: Matt Grimm  
Seconds by: Elizabeth McAlee  
For: ALL  
Against: Ruth Kim  
Abstentions: NONE  
Motion: PASSED |
| 14-11| 5132 Donovan Dr  | Existing front light       | APPROVED as submitted. Moved by: Matt Grimm  
Seconds by: Ruth Kim  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 14-12| 136 Martin Ln    | Window replacement (all windows) | APPROVED: contingent upon the Owner supplying the information of the VT value of the window. Moved by: Matt Grimm  
Seconds by: Elizabeth McAlee  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 14-13| 5259 Pocosin Ln  | Window replacement (all windows) | APPROVED to replace all windows. Moved by: Ruth Kim  
Seconds by: Matt Grimm  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 14-14| 326 Cameron Station Blvd | Sports equipment | DENIED as permanent sports and recreation equipment is prohibited. Moved by: Elizabeth McAlee  
Seconds by: Karen Diener  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED |
| 14-15| 131 Somerville St | Hot tub                    | APPROVED as submitted. Moved by: Karen Diener |
APPROVED

Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

**DISCUSSION, INFORMATION & ACTION TOPICS**

Covenants Report
- The Comprehensive Inspector was not on-site at Cameron Station for the month of February.
- The number of Resale Inspection performed in February, 2014 was 6.
- As of February 28, 2014 the Association has 294 total open violations.
- For the month of February there were a total of 59 violation letters sent.
- The next meeting of the Architectural Review Committee is on April 1, 2014.

**NEW BUSINESS**
- Prior to the March 11, 2014 meeting of the ARC, Ms. Michelle Kinasiewicz emailed her resignation to the Committee.
- During the meeting Mr. Matt Grimm announced his resignation from the Committee.

**EXECUTIVE SESSION**

MOVE TO: Convene into Executive Session at 7:54 pm.
Moved by: Matt Grimm
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Convene into Open Session at 8:02 pm.
Moved by: Matt Grimm
Seconded by: Elizabeth McAlee
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 # 283-3770:
- Trash can out non trash day: 2/21/2014.

Moved by: Elizabeth McAlee
Seconded by: Ruth Kim
APPROVED

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 # 306-6740 for:
Moved by: Karen Diener
Seconded by: Elizabeth McAlee
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 # 271-0233:
  • Trash can out non trash day: 2/25/2014.
Moved by: Ruth Kim
Seconded by: Matt Grimm
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Assess a fine of $50 plus administrative cost to account# 320-8922 for failure to comply with the Association’s snow removal policy, page 1, section I, item A: Owners and residents are required to clear snow and ice from the driveways serving their home, the lead walkway to the residence and any sidewalks fronting or bordering the home no later than 24 hours after each snow event.
Moved by: Ruth Kim
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Assess a fine of $50 plus administrative cost to account# 258-6784 for failure to comply with the Association’s snow removal policy, page 1, section I, item A: Owners and residents are required to clear snow and ice from the driveways serving their home, the lead walkway to the residence and any sidewalks fronting or bordering the home no later than 24 hours after each snow event.
Moved by: Ruth Kim
Seconded by: Matt Grimm
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED

ADJOURNMENT  
MOVE TO: Adjourn the meeting at 8:10 pm.  
Moved by: Ruth Kim  
Seconded by: Karen Diener  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED