MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, April 9, 2014

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for April was held on Wednesday, April 9, 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

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: Ruth Kim
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 March 11, 2014 ARC meeting minutes as presented.
Moved by: Ruth Kim
Seconded by: Elizabeth McAlee
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>14-16</td>
<td>172 Martin Lane</td>
<td>Front yard landscaping</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>14-17</td>
<td>365 Livermore Lane</td>
<td>Replace back French door with 3 panel Pella doors.</td>
<td>APPROVED as submitted. Moved by: Elizabeth McAlee Seconded by: Ruth Kim For: Elizabeth McAlee, Ruth Kim Against: NONE Abstentions: Karen Diener Motion: PASSED</td>
</tr>
<tr>
<td>14-18</td>
<td>330 Cameron Station Blvd</td>
<td>Front yard landscaping</td>
<td>APPROVED as submitted within the owners lot lines. Moved by: Karen Diener Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-19</td>
<td>365 Livermore Lane</td>
<td>Window replacement (all windows)</td>
<td>APPROVED to replace all windows of exact match. Moved by: Elizabeth McAlee Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-20</td>
<td>5248 Bessley Place</td>
<td>Relocate house numbers above garage and replace with plaque style numbers</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>APP#</td>
<td>ADDRESS</td>
<td>Replacement Request (Private Tree Application)</td>
<td>ARC ACTION/VOTE</td>
</tr>
<tr>
<td>--------</td>
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<td>-----------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>22-2014</td>
<td>172 Martin Lane</td>
<td>Japanese Stewartia (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>23-2014</td>
<td>5023 Waple Lane</td>
<td>Sweet Bay Magnolia (back yard)</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>24-2014</td>
<td>5240 Brawner Place</td>
<td>Little Leaf Linden (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>
</tbody>
</table>

**DISCUSSION, INFORMATION & ACTION TOPICS**

**Covenants Report**
- The number of Comprehensive Inspections performed for March, 2014 was 101.
- The number of Resale Inspection performed in March, 2014 was 8.
• As of March 31, 2014 the Association has 312 total open violations.
• For the month of March there were a total of 44 violation letters sent.

Appointment of New Members
MOVE TO: Approve the recommendation of appointment to the ARC for Sharon Wilkinson to the Board of Directors.
Moved by: Ruth Kim
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

MOVE TO: Approve the recommendation of appointment to the ARC for Jay Bieszke to the Board of Directors.
Moved by: Ruth Kim
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

EXECUTIVE SESSION
MOVE TO: Convene into Executive Session at 8:33 pm.
Moved by: Elizabeth McAlee
Seconded by: Ruth Kim
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Convene into Open Session at 8:50 pm.
Moved by: Karen Diener
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

Ratification of Executive Session Decisions
MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $50) plus administrative cost for account # 229-9013:
   • Trash can out non trash day: 3/19/2014.
Moved by: Elizabeth McAlee
Seconded by: Karen Diener  
For: Elizabeth McAlee, Karen Diener  
Against: Ruth Kim  
Abstentions: NONE  
Motion: PASSED

MOVE TO: Approve the monetary charge of $50 (per occurrence, total charge $50) plus administrative cost for account # 205-3505:  
- Trash can out non trash day: 3/25/2014.
Moved by: Ruth Kim  
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 # 374-0639:  
- Resident parked in visitor parking: 3/14/2014.
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 # 314-6097:  
Moved by: Karen Diener  
Seconded by: Elizabeth McAlee  
For: ALL  
Against: NONE  
Abstentions: NONE  
Motion: PASSED

MOVE TO: Approve the decision to assess $10/day for up to 90 days or until the violation is corrected for account# 288-2530 for failure to take corrective action for: property maintenance, front top shutter missing.
Moved by: Ruth Kim  
Seconded by: Elizabeth McAlee  
For: ALL  
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Approve the decision to assess $10/day for up to 90 days or until the violation is corrected for account# 344-4139 for failure to take corrective action for: property maintenance, front grill missing to AC.
Moved by: Elizabeth McAlee
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

ADJOURNMENT
MOVE TO: Adjourn the meeting at 8:53 pm.
Moved by: Ruth Kim
Seconded by: Elizabeth McAlee
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED