The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for May was held on Tuesday, May 6, 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
Karen Diener, ARC Member
Jay Bieszke, ARC Member

**ARC Members Absent:**
Ruth Kim, ARC Member
Elizabeth McAlee, ARC Member
Sharon Wilkinson, 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: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

**RESIDENT'S OPEN FORUM**
None.

**APPROVAL OF ARC MINUTES**
MOVE TO: Approve the April 9, 2014 ARC meeting minutes as presented.
Moved by: Karen Diener
Seconded by: Jay Bieszke
For: Karen Diener, Jay Bieszke
Against: NONE
Abstentions: 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>14-22</td>
<td>213 Somervelle St</td>
<td>Front door hardware and front light</td>
<td>Approved as submitted. Moved by: Michael Mayes Seconded by: Jay Bieszke For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-23</td>
<td>110 Martin Ln</td>
<td>Replacement front and back lights</td>
<td>APPROVED as submitted. Moved by: Michael Mayes Seconded by: Jay Bieszke For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-24</td>
<td>5122 Knapp Pl</td>
<td>Replace existing back French door with sliding French door and place a screen door on it</td>
<td>APPROVED as submitted. Moved by: Jay Bieszke Seconded by: Michael Mayes For: Jay Bieszke, Michael Mayes Against: Karen Diener Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-25</td>
<td>350 Cameron Station Blvd</td>
<td>Remove two sets of shutters on the front of the home.</td>
<td>DENIED: as it is a violation to remove shutters (material) from the home and not replace them. Moved by: Karen Diener Seconded by: Michael Mayes For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-26</td>
<td>5176 Brawner Pl</td>
<td>Re-landscape front yard with new boxwoods, hydrangea and new plantings within the existing bed.</td>
<td>APPROVED as submitted. Moved by: Karen Diener Seconded by: Michael Mayes For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-27</td>
<td>271 Murtha St</td>
<td>Install a wire trellis on the deck, mounting it to the deck post and the façade of the home.</td>
<td>DENIED: as a structure of that nature cannot be found in CSCA, the structure would be mounted to the front of the deck and change the blueprint of the deck and the structure is permanent and not retractable and would be considered privacy screening and privacy screening is not allowed for homes that do not abut to the shopping center. Moved by: Karen Diener Seconded by: Michael Mayes For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-28</td>
<td>237 Somerville St</td>
<td>Replace existing deck railing tops and deck surface with composite material.</td>
<td>APPROVED: subject to the selected material stained to match an approved stain color and the original builder design not be altered. Moved by: Michael Mayes Seconded by: Jay Bieszke For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-29</td>
<td>238 Murtha St</td>
<td>Paint front door and shutters an approved color: black.</td>
<td>APPROVED as submitted. Moved by: Karen Diener Seconded by: Jay Bieszke For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-30</td>
<td>5117 Gardner Dr</td>
<td>Replaced front light</td>
<td>DENIED: as the fixture is not harmonious to the style and character of the surrounding homes and community. Moved by: Karen Diener Seconded by: Michael Mayes For: ALL Against: NONE</td>
</tr>
</tbody>
</table>
### DISCUSSION, INFORMATION & ACTION TOPICS

**Covenants Report**
- The number of Comprehensive Inspections performed for April, 2014 was 143.
- The number of Resale Inspection performed in April, 2014 was 12.
- The next meeting of the Architectural Review Committee is on June 3, 2014.
- As of April 30, 2014 the Association has 346 total open violations.
- For the month of April there were a total of 58 violation letters sent.

### APP# | ADDRESS | Replacement Request (Private Tree Application) | ARC ACTION/VOTE
--- | --- | --- | ---
25-2014 | 265 Murtha St | Natchez Crape Myrtle | APPROVED as submitted. Moved by: Karen Diener Seconded by: Michael Mayes For: ALL Against: NONE Abstentions: NONE Motion: PASSED
27-2014 | 5009 Barbour Dr | Crape Myrtle | APPROVED as submitted. Moved by: Karen Diener Seconded by: Jay Bieszke For: ALL Against: NONE Abstentions: NONE Motion: PASSED
EXECUTIVE SESSION

MOVE TO: Convene into Executive Session at 8:43 pm.
Moved by: Karen Diener
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

MOVE TO: Convene into Open Session at 8:56 pm.
Moved by: Karen Diener
Seconded by: Michael Mayes
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

Ratification of Executive Session Decisions

MOVE TO: Approve the decision to assess $10/day for up to 90 days or until the violation is
corrected for account# 205-0689 for failure to take corrective action for: property
maintenance, shutter repair and roof repair.
Moved by: Michael Mayes
Seconded by: Karen Diener
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# 305-6420 for failure to take corrective action for: property
maintenance, shutter missing.
Moved by: Karen Diener
Seconded by: Jay Bieszke
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 # 381-3977:
   • Resident parked in visitor parking: 4/22/2014.
Moved by: Michael Mayes
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 # 383-1289:
  • Trash can out non trash day, 4/22/2014.
Moved by: Michael Mayes
Seconded by: Jay Bieszke
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 # 328-0115:
  • Resident parked in visitor parking: 4/22/2014.
Moved by: Karen Diener
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

ADJOURNMENT
Hearing no further business the meeting did adjourn at 8:58 pm.