MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Monday, July 14, 2014

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for July was held on Monday, July 14, 2014. The meeting was called to order at 7:00 pm in the Cameron Station Clubhouse Henderson Room.

ARC Members in Attendance:
Elizabeth McAlee, ARC Vice Chair
Karen Diener, ARC Member
Jay Bieszke, ARC Member
Ruth Kim, ARC Member

ARC Members Absent:
Michael Mayes, 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: Ruth Kim
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
MOTION: PASSED

RESIDENT’S OPEN FORUM

None.

APPROVAL OF ARC MINUTES

MOVE TO: Approve the June 3, 2014 ARC meeting minutes as with the following amendment:

- Page 2, Under Modification Request, application 14-32, change the word tub to tube.

Moved by: Ruth
Seconded by: Jay Bieszke
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>14-46</td>
<td>213 Somervelle Street</td>
<td>Front yard landscaping</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>14-47</td>
<td>5010 Waple Lane</td>
<td>Replace three front windows, side transom and back transom over windows</td>
<td>APPROVED as submitted. Moved by: Jay Bieszke Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-48</td>
<td>5112 Knapp Place</td>
<td>Front yard landscaping</td>
<td>APPROVED as submitted. Moved by: Ruth Kim Seconded by: Karen Diener For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-49</td>
<td>253 Medlock Lane</td>
<td>Rear bathroom window replacement</td>
<td>REQUEST further information: a sample/brochure, proposal from contractor with dimensions/specification, i.e. color of grid and trim. Moved by: Karen Diener Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
</tr>
<tr>
<td>14-50</td>
<td>5007 John Ticer Drive</td>
<td>Front yard landscaping</td>
<td>APPROVED as submitted. Moved by: Karen Diener Seconded by: Ruth Kim For: ALL Against: NONE Abstentions: NONE Motion: PASSED</td>
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<tr>
<td>#</td>
<td>Address</td>
<td>Item</td>
<td>Description</td>
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<tr>
<td>14-51</td>
<td>5010 Gardner Drive</td>
<td>Solar attic fan</td>
<td>REQUEST further information: size/dimension of solar device and exact location on roof.</td>
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<td>Moved by: Ruth Kim</td>
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<td>Seconded by: Jay Bieszke</td>
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<td>Abstentions: NONE</td>
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<tr>
<td>14-52</td>
<td>5009 Barbour Drive</td>
<td>Roof replacement</td>
<td>APPROVED as submitted.</td>
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<td>Moved by: Ruth Kim</td>
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<td>Seconded by: Jay Bieszke</td>
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<td>Abstentions: NONE</td>
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<tr>
<td>14-53</td>
<td>329 Helmuth Lane</td>
<td>Existing front light</td>
<td>TABLED until August meeting.</td>
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<tr>
<td>14-54</td>
<td>144 Martin Lane</td>
<td>Existing back light</td>
<td>DENIED as submitted.</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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<tr>
<td>14-55</td>
<td>4924 Donovan Drive</td>
<td>Back bay window replace wood with PVC and deck rails/floorboard replace with composite material</td>
<td>APPROVED as submitted. back bay window trim replacement.</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>APPROVED floorboard/deck railing replacement subject to providing proposal from contractor stating the reason for the floorboard re-configuration.</td>
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<td>Moved by: Jay Bieszke</td>
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<td>Seconded by: Ruth Kim</td>
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**DISCUSSION, INFORMATION & ACTION TOPICS**

**Covenants Report**
- The number of Comprehensive Inspections performed for June, 2014 was 177.
- The number of Resale Inspection performed in June, 2014 was 6.
- As of June 30, 2014 the Association has 371 total open violations.
- For the month of June there were a total of 63 violation letters sent.

**Budget Consideration**
The ARC is recommending that $13,650.00 be allocated in the FY2015 budget for parking enforcement.

**Committee Appointment Recommendations**

**MOVE TO: Recommend to the Board appointment of two new members to the Committee:**
Mr. Mark Brzezinski and Ms. Ann Garriott (2 year term).
Moved by: Ruth Kim
Seconded by: Karen Diener
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

**EXECUTIVE SESSION**

**MOVE TO: Convene into Executive Session at 8:23 pm.**
Moved by: Ruth Kim
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED

**MOVE TO: Convene into Open Session at 8:39 pm.**
Moved by: Ruth Kim
Seconded by: Jay Bieszke
For: ALL
Against: NONE
Abstentions: NONE
Motion: PASSED
Ratification of Executive Session Decisions

MOVE TO: Approve the monetary charge of $50 (per occurrence) plus administrative cost ($6.48 postage) for account the following accounts:

- 381-3977, resident parked in visitor parking: 6/19/2014, monetary charge $50.

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) plus administrative cost ($6.48 postage) for account the following account:

- 383-1289, failure to comply with the Pet Policy, dog observed off the leash on 6/19/2014.

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

ADJOURNMENT

MOVE TO: Adjourn the meeting at 8:42 pm.

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