

**South Riding Proprietary
Covenants Committee Meeting Minutes
April 23, 2014 6:30 pm**

A meeting of the South Riding Proprietary Covenants Committee was convened this day.

MEMBERS PRESENT: Craig Garant, Chair; Dario Valli, Vice Chair; Stephen Faseru; Karen MacDowell

STAFF PRESENT:

Rebecca Lyons, Director of Facilities and Community Service;

Kelana Latimer, Covenants

Kristi Felouzis, Covenants Manager

Irene Anderson, Covenants Inspector

OTHERS PRESENT:

Various residents

ABSENT: Bharath Prabhakaran; Ram Kuppuswami

Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Mr. Garant called the meeting to order at 6:36 P.M. and asked if anyone would be recording the meeting. No one reported recording.

EXECUTIVE SESSION

There was no discussion for executive session.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the minutes from the April 9, 2014 meeting as amended. The motion **PASSED** (3-0-1) Mr. Valli abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

Mr. Garant did not provide a report outside of the agenda.

Board Liaison Report

Mr. Kuppuswami was not present.

Staff Report

Ms. Lyons reported the resignation of Acting Covenants Manager, Kelana Latimer. She introduced the new Covenants Manager, Kristie Felouzis. In addition, she announced the resignation of Committee member, Kellee Herrera, who is welcomed to return to the Committee in the future.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25190 Larks Terrace

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25350 McIntyre Square

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence and patio as submitted. The motion **PASSED** unanimously.

Address: 25489 Beresford Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a shed as submitted. The motion **PASSED** unanimously.

Address: 25625 Creek Run

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for tree removal as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25775 Anderby Lane

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for deck expansion as submitted. The motion **PASSED** unanimously.

Address: 25901 Stinger Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a play set as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25916 Stinger Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio, seat walls, landscaping as submitted. The motion **PASSED** unanimously.

Address: 25961 Stinger Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio extension as submitted. The motion **PASSED** unanimously.

Address: 25962 Priesters Pond Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence and gate as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26032 Talamore Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for a vinyl fence in the common area. The motion **PASSED** unanimously.

Address: 26097 Springdale Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a play set as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26235 Rachel Hill Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a pergola as submitted. The motion **PASSED** unanimously.

Address: 42313 Magistrate Ct.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for shed as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42498 Longacre Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a pool as submitted. The motion **PASSED** unanimously.

Address: 43010 Tippman Pl.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a Monticello arch fence with 2 gates as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43015 Tippman Pl. – Front Porch

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a front porch as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25155 Fortitude Ter

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **defer** the to Enhance-A-Spot application requesting additional information. The motion **PASSED** unanimously.

Address: 26032 Talamore Dr.

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **recommend denying** the application for Enhance-A-Spot. The motion **PASSED** unanimously.

Address: 26176 Land's End

Mr. Valli **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence with 2 gates as submitted. The motion **PASSED** unanimously.

Consent Agenda: Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve Consent Agenda as presented. The motion **PASSED** unanimously.

MATTERS FOR DISCUSSION

Design and Maintenance discussion – Staff and committee held a working session to revise the Design and Maintenance Standards. The sections reviewed and discussed were the beginning of the document through the decks section. Staff and Committee presented additional suggested revisions.


Ms. Lyons will provide to the Board, the Covenants Committee's recommendations regarding the proposed formalization of utilizing an Independent Consultant for major alterations. Staff will also have the revised document reviewed by legal counsel.

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the Design and Maintenance revisions (beginning through decks section) as amended, with the except of utilizing an Independent Consultant to the extent that is outlined. The motion **PASSED** unanimously.

ADJOURNMENT

Mr. Garant **MOVED** and Mr. Faseru **SECONDED** to adjourn the meeting at 9:40 p.m.

The next meeting will be held at Town Hall on May 14, 2014 at 6:30 p.m.

Signed:  _____
Craig Garant, Covenants Committee Chair

Date Approved: 5/4/2014