

**South Riding Proprietary
Covenants Committee Meeting Minutes
September 9, 2015 6:30 pm**

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

MEMBERS PRESENT:

Craig Garant, Chair
Karen MacDowell, Vice Chair
Stephen Faseru
Julia Mathers
Gary Smith (Board Liaison)

STAFF PRESENT:

Kristi Felouzis, CMCA, AMS, Covenants Manager
Grace Hogue, Covenants Inspector

OTHERS PRESENT:

Two residents were in attendance to appeal previous decisions and one resident was present to observe the meeting as a prospective volunteer.

ABSENT:

Kip Lowe
Andrea Arvelos

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.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Faseru, **SECONDED** to approve the Minutes from the July 8, 2015. The motion **PASSED** 2-0-1 Mr. Faseru abstained.

Ms. MacDowell **MOVED** and Mr. Faseru, **SECONDED** to approve the Minutes from the August 12, 2015. The motion **PASSED** 2-0-1 Mr. Garant abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

The Board reappointed Ms. MacDowell to the Committee.

Staff Report

There was no report.

MEMBER RE-APPOINTMENT TO THE COMMITTEE

Ms. MacDowell **MOVED** and Mr. Faseru, **SECONDED** to nominate Julia Mathers for re-appointment to the Covenants Committee. The motion **PASSED** unanimously.

OWNER APPLICATIONS FOR REVIEW/DECISION

***Please see the Covenants Committee Application Decisions, entered as Exhibit 1.

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru, **SECONDED** to enter Executive Session at 7:52 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Mr. Faseru, **SECONDED** to exit Executive Session at 7:54 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru, **SECONDED** to uphold the Covenants Committee decisions regarding the two Application appeals. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Mr. Faseru, **SECONDED** to approve the Consent Agenda as recommended by staff. The motion **PASSED** unanimously.

MATTERS FOR DISCUSSION

None

ADJOURNMENT

Ms. MacDowell **MOVED** and Mr. Faseru, **SECONDED** to adjourn the meeting at 8:00 p.m.

The next meeting will be held at Town Hall on October 14, 2015 at 6:30 p.m.

Signed:  _____
Craig Garant, Covenants Committee Chair

Date Approved: 10/14/15 _____

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
September 9, 2015 MEETING

ADDRESS	PROJECT(S)	MOTION	DECISION
25457 BRADSHAW DRIVE	FENCE	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25573 ARTHUR PLACE	GAZEBO / EXISTING	Ms. MacDowell MOVED and Mr. Faseru SECONDED to deny the application.	The motion PASSED unanimously.
25582 CREEKMORE TERRACE	DECK STAIN / EXISTING	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as exists.	The motion PASSED unanimously.
25592 CREEKMORE TERRACE	SCREENED IN PORCH & DECK	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25790 AYTHORNE LANE	FRONT DOOR COLOR CHG / DECK STAIN / SIDING REPLACEMENT	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25818 NORRINGTON SQUARE	PAVER PATIO	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25897 FLINTONBRIDGE DRIVE	FENCE	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26124 WENDELL STREET	FENCE	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26185 RACHEL HILL DRIVE	PAINT FENCE & DECK	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26246 RACHEL HILL DRIVE	PAVER PATIO	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42680 SANDMAN TERRACE	PAINT CONCRETE STAIRS / EXISTING	Ms. MacDowell MOVED and Mr. Faseru SECONDED to deny the application.	The motion PASSED unanimously.
42815 PILGRIM SQUARE	PATIO	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42975 SPYDER PLACE	DECK	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43071 GOLF VIEW DRIVE	ROOF REPLACED - COMPLETED	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application as exists.	The motion PASSED unanimously.
43123 HOLTBY SQUARE	DECK & FENCE STAIN	Ms. MacDowell MOVED and Mr. Faseru SECONDED to deny the deck color application. Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve fence color application as presented.	The motions PASSED unanimously.
43380 BURKE DALE STREET	SHED	Ms. MacDowell MOVED and Mr. Faseru SECONDED to deny the application.	The motion PASSED unanimously.
26017 RACHEL HILL DRIVE	STORM DOOR	Ms. MacDowell MOVED and Mr. Faseru SECONDED to uphold the decision to deny the application.	The motion PASSED unanimously.
43535 KIPLINGTON SQUARE	DECK STAIN COLOR	Ms. MacDowell MOVED and Mr. Faseru SECONDED to uphold the decision to deny the application.	The motion PASSED unanimously.