

**South Riding Proprietary
Covenants Committee Meeting Minutes
October 22, 2014 6:30 pm**

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

MEMBERS PRESENT:

Craig Garant, Chair
Stephen Faseru
Karen MacDowell
Joanne Salazar
Julia Mathers
Gary Smith (Board Liaison)
Estee LaClare (Board Member)
Ted Lange (Board Member)

STAFF PRESENT:

Wendy Taylor, CMCA, AMS, LSM, PCAM, General Manager
Rebecca Lyons, CMCA, AMS, Director of Facilities and Community Service
Kristi Felouzis, CMCA, AMS, Covenants Manager

OTHERS PRESENT:

Ken Chadwick – Legal Counsel
Susan Truskey – Legal Counsel

ABSENT:

Dario Valli, Vice Chair
Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Mr. Garant called the meeting to order at 6:40 P.M. and asked if anyone would be recording the meeting. No one reported recording.

LEGAL REVIEW

Ken Chadwick and Susan Truskey provided a review of Covenants Committee Members roles and a Question and Answer session.

APPROVAL OF MINUTES

Ms. Mathers **MOVED** and Ms. Salazar **SECONDED** to approve the Minutes from the September 24, 2014 meeting as presented. The motion **PASSED** (4-0-1). Ms. MacDowell abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

Mr. Smith reported that the Board of Directors has reviewed the revisions to the Design & Maintenance Standards and expects they will vote on the matter at their November 6, 2014 meeting.

Staff Report

Staff asked for Member input regarding the 2015 meeting schedule and it was agreed the only change is to move the November 11th (Veterans Day) meeting back one week to November 18th.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25330 Justice Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to update the patio and walkway. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the landscaping. The motion **PASSED** unanimously.

Address: 25469 Beresford Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a deck and fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25473 Lemon Tree Place

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for deck, screened porch and trees as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25228 Heathfield Circle

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to replace the roof. The motion **PASSED** (4-1-0). Mr. Garant opposed.

Address: 25657 America Square

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a deck and fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25818 Priesters Pond

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for garage doors. The motion **PASSED** unanimously.

Address: 25843 Priesters Pond

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a patio. The motion **PASSED** unanimously.

Address: 25965 Stinger Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the resubmitted application for a patio. The motion **PASSED** unanimously.

Address: 26017 Hartwood Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a deck and screened porch as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26108 Nimbleton Square

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to replace windows. The motion **PASSED** (4-1-0). Ms. MacDowell opposed.

Address: 26149 Rachel Hill Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for a patio and border wall. The motion **PASSED** unanimously.

Address: 42256 Magistrate Court

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a patio, seat wall, outdoor fireplace and kitchen. The motion **PASSED** unanimously.

Address: 42558 Nations Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to renovate the front porch. The motion **PASSED** unanimously.

Address: 42559 Pelican Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a patio and border wall. The motion **PASSED** unanimously.

Address: 42832 Cedar Hedge

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to extend the fence and deck and relocated the a/c unit as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42912 Spyder Place

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** (4-1-0). Mr. Garant opposed.

Address: 43013 Eustis Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to update the patio as stipulated in the approval letter with Choice B. The motion **PASSED** unanimously.

Address: 43059 Golf View Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43096 Demeritt Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43129 Holtby Square

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for window and door relocation and replacement as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43340 St. Andrews Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a new front door. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application to permanently removal all shutters. The motion **PASSED** (4-1-0). Mr. Faseru opposed.

Address: 43344 St. Andrews Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application to permanently remove the garage door window grids. The motion **PASSED** unanimously.

Address: 43412 Edgewater Street

Mr. Faseru **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a patio, seat wall and walkway. The motion **PASSED** (4-0-1). Ms. MacDowell abstained. Mr. Faseru **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for a fence, gate, artificial turf and landscaping. The motion **PASSED** (4-0-1). Ms. MacDowell abstained.

Address: 43639 Oleary Lane

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for a fence. The motion **PASSED** (4-1-0). Mr. Garant opposed.

Address: 43738 Mink Meadows Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for existing landscaping. The motion **PASSED** (4-0-1). Mr. Faseru abstained.

Address: 43751 Mink Meadows Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application for existing color change to front door. The motion **PASSED** (3-1-1). Ms. Salazar opposed. Mr. Faseru abstained.

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to enter Executive Session at 8:50 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to exit Executive Session at 8:55 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to approve the consent agenda as recommended by staff. The motion **PASSED** unanimously.

MATTERS FOR DISCUSSION

A brief discussion regarding potential future trends in home remodeling was held.

Mr. Faseru expressed his interest in serving one final year on the Covenants Committee.

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to formally nominate Stephen Faseru for reappointment to the Committee.

ADJOURNMENT

Mr. Garant **MOVED** and Mr. Faseru **SECONDED** to adjourn the meeting at 9:10 p.m.

The next meeting will be held at South Riding Center on November 19, 2014 at 6:30 p.m.

Signed:  Date Approved: 11/19/14
Craig Garant, Covenants Committee Chair