

**South Riding Proprietary
Covenants Committee Meeting Minutes
December 17, 2014 6:30 pm**

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

MEMBERS PRESENT:

Stephen Faseru
Karen MacDowell
Joanne Salazar
Gary Smith (Board Liaison)

STAFF PRESENT:

Rebecca Lyons, CMCA, AMS, Director of Facilities & Community Service
Kristi Felouzis, CMCA, AMS, Covenants Manager
Irene Anderson, Covenants Inspector

OTHERS PRESENT:

Various Residents

ABSENT:

Craig Garant, Chair
Julia Mathers
Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Ms. Felouzis called the meeting to order at 6:33 P.M. and asked if anyone would be recording the meeting. No one reported recording.

RESIDENT COMMENTS

A resident was voicing opposition to a neighbor's patio application to the Committee.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the Minutes from the November 19, 2014 meeting as presented. The motion **PASSED** (2-0-1). Ms. Salazar abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

Mr. Smith reported that the Board of Directors granted a homeowner appeal for removal of shutters.

Staff Report

There was no report.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25179 Fortitude Terrace

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

Address: 25213 Riding Center Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to extend the existing patio, add fire pit and walk to driveway as submitted. The motion **PASSED** unanimously.

Address: 25240 Whippoorwill Terrace

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application to install an etched glass storm door. The motion **PASSED** (2-1-0). Mr. Faseru opposed.

Address: 25533 Hussar Terrace

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to paint the front door and shutters. The motion **PASSED** unanimously.

Address: 25911 Kirkwood Square

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

Address: 25965 Stinger Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the resubmitted application to build a patio as submitted. The motion **PASSED** unanimously.

Address: 25980 Pembroke Circle

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to build a composite deck as submitted. The motion **PASSED** unanimously.

Address: 42452 Londontown Terrace

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

Address: 42489 Mandolin Street

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to build a paver patio with seat wall and composite deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43007 Golf View Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **deny** the application for the existing concrete stain color on the front stairs. The motion **PASSED** unanimously.

Address: 43216 Valiant Drive

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to **approve** the application to install a rooftop solar panel system stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43490 Mink Meadows Street

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

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to enter Executive Session at 7:10 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to exit Executive Session at 7:17 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

Address: 25980 Pembroke Circle

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **ratify** approval of the sunroom application from the November Committee meeting. The motion **PASSED** unanimously.

ADJOURNMENT

Ms. MacDowell **MOVED** and Ms. Salazar **SECONDED** to adjourn the meeting at 7:19 p.m.

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



Signed: Craig Garant, Chair Date Approved: 1/14/15
Craig Garant, Covenants Committee Chair
Karen MacDowell - Acting Chair