

**South Riding Proprietary
Covenants Committee Meeting Minutes
January 13, 2016 6:30 pm**

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

MEMBERS PRESENT:

Karen MacDowell, Vice Chair
Stephen Faseru
Julia Mathers
Kip Lowe
Gary Smith (Board Liaison)

STAFF PRESENT:

Rebecca Lyons, CMCA, AMS, PCAM, Director of Facilities & Community Service
Kristi Felouzis, CMCA, AMS, Covenants Manager
Grace Hogue, Covenants Inspector

OTHERS PRESENT:

One homeowner was present for a scheduled hearing.

ABSENT:

Craig Garant, Chair
Andrea Arvelos
Pat Himes

CALL TO ORDER

Ms. MacDowell called the meeting to order at 6:32 P.M. and asked if anyone would be recording the meeting. No one reported recording.

APPROVAL OF MINUTES

Ms. Mathers **MOVED** and Mr. Lowe, **SECONDED** to approve the Minutes from the December 9, 2015. The motion **PASSED** unanimously.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

Mr. Smith reported on the decisions made at the December 10, 2015 meeting.

Staff Report

Ms. Felouzis notified the Committee that Ms. Pia Trigiani from the law firm of Mercer Trigiani will be presenting the annual legal review at the February 10, 2016 meeting.

OWNER APPLICATIONS FOR REVIEW/DECISION

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

EXECUTIVE SESSION

Ms. Mathers **MOVED** and Mr. Lowe **SECONDED** to enter Executive Session at 7:57 pm to discuss rules hearings. The motion **PASSED** unanimously.

Ms. Mathers **MOVED** and Mr. Lowe **SECONDED** to exit Executive Session at 7:59 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Ms. Mathers **MOVED** and Mr. Lowe **SECONDED** to approve the Consent Agenda as recommended by Staff. The motion **PASSED** unanimously.

No decision was rendered by the Covenants Committee on the scheduled hearing. The homeowner request for a waiver will go before the Board of Directors.

MATTERS FOR DISCUSSION

The Covenants Committee asked Staff to look into and bring samples of masonry/concrete paint colors to an upcoming meeting for review.

The Covenants Committee reviewed a draft revision and suggested changes to the Fence guidelines from the Design and Maintenance Standards.

ADJOURNMENT

Ms. Mathers **MOVED** and Mr. Lowe **SECONDED** to adjourn the meeting at 8:00 p.m.

The next meeting will be held at South Riding Center February 10, 2016 at 6:30 p.m.

Signed: 

Karen MacDowell, Covenants Committee Vice Chair

Date Approved: 2/10/16

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
January 13, 2016 MEETING

ADDRESS	PROJECT(S)	MOTION	DECISION
25138 JUSTICE DRIVE	WHITE VINYL FENCE W/2 GATES	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25588 UPPER CLUBHOUSE DR	WINDOW REMOVAL	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25667 AMERICA SQUARE	WOOD DECK - NO STAIN	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25779 MANDEVILLE DRIVE	A/C UNIT IN SUNROOM	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as exists.	The motion PASSED unanimously.
25779 MANDEVILLE DRIVE	WINDOWS MODIFIED ON SUNROOM	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as exists.	The motion PASSED unanimously.
25945 STINGER DRIVE	FRONT STOOP/WALK RESURFACE	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25946 SARAZEN DRIVE	FOUNDATION COLOR CHANGE	Ms. Mathers MOVED and Mr. Lowe SECONDED to deny the Application as exists.	The motion PASSED unanimously.
26121 WENDELL STREET	MT. VERNON DIP FENCE W/2 GATES	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26135 LANDS END DRIVE	STONE CAP ON CONCRETE PIERS	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as presented.	The motion PASSED 3-1-0. Ms. MacDowell opposed.
26174 MURREY DRIVE	FENCE MODIFICATION	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42329 MAGISTRATE COURT	DOG EARED PICKET FENCE W/2 GATES	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42477 MANDOLIN STREET	COMPOSITE DECK - PATIO - PERGOLA	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42616 ANABELL LANE	FRONT STORM DOOR / SHED, SIDE OF HOME	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as stipulated in the approval letter for the existing storm door.	The motion PASSED unanimously.
		Ms. Mathers MOVED and Mr. Lowe SECONDED to deny the Application for the shed as it exists.	The motion PASSED unanimously.
43146 KATAMA SQUARE	FRONT STEP PAINT COLOR	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as exists.	The motion PASSED unanimously.
43316 LOCHDON LANE	DECK COLOR CHANGE	Ms. Mathers MOVED and Mr. Lowe SECONDED to approve the Application as exists.	The motion PASSED unanimously.
43336 LOCHDON LANE	PORCH MATERIAL COLOR CHANGE	Ms. Mathers MOVED and Mr. Lowe SECONDED to deny the Application for the color as it exists.	The motion PASSED unanimously.