

**South Riding Proprietary
Covenants Committee Meeting Minutes
February 10, 2016 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
Kip Lowe
Andrea Arvelos
Pat Himes
Ted Lange (Board Member)

STAFF PRESENT:

Wendy W. Taylor, CMCA, AMS, LSM, PCAM, General Manager
Rebecca Lyons, CMCA, AMS, PCAM, Director of Facilities & Community Service
Kristi Felouzis, CMCA, AMS, Covenants Manager
Grace Hogue, Covenants Inspector

OTHERS PRESENT:

Lucia Anna "Pia" Trigiani – Legal Counsel
Jeremy Moss – Legal Counsel
Several residents were in attendance to answer questions regarding their submitted applications and to observe the workings of the committee.

ABSENT:

Gary Smith (Board Liaison)

CALL TO ORDER

Mr. Garant called the meeting to order at 6:35 P.M. and asked if anyone would be recording the meeting. No one reported recording.

LEGAL REVIEW

Lucia Anna "Pia" Trigiani and Jeremy Moss provided a review of Covenants Committee Members roles and a Question and Answer session.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Ms. Arvelos, **SECONDED** to approve the Minutes from the January 13, 2016 meeting. The motion **PASSED** 4-0-3; Mr. Garant, Ms. Arvelos and Mr. Himes abstained.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

There was no report.

Staff Report

Staff shared a recent article on artificial turf legislation in California with the Committee.

OWNER APPLICATIONS FOR REVIEW/DECISION

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

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Ms. Arvelos, **SECONDED** to enter Executive Session at 8:55 pm to discuss rules hearings. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Ms. Arvelos, **SECONDED** to exit Executive Session at 8:56 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

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

Ms. MacDowell **MOVED** and Ms. Arvelos, **SECONDED** to overturn the Covenants Committee decision regarding the color of the porch apron as presented on homeowner appeal. The owner explained that the color was changed to a wood tone color due to the artificial appearance of the lighter color material. The motion **PASSED** unanimously.

Ms. MacDowell **MOVED** and Ms. Arvelos, **SECONDED** to uphold the appeal of the Covenants Department decision that the commercial vehicle is a violation. The motion **PASSED** unanimously.

MEMBER RE-APPOINTMENT TO THE COMMITTEE

Ms. MacDowell **MOVED** and Ms. Arvelos, **SECONDED** to nominate Kip Lowe for re-appointment to the Covenants Committee. The motion **PASSED** 6-0-1 with Mr. Lowe abstaining.

MATTERS FOR DISCUSSION

Revision of fence guidelines.

Ms. MacDowell **MOVED** and Ms. Arvelos, **SECONDED** to present the Covenants Committee's recommendation for changes to the Fences section of the Design and Maintenance Standards as discussed and amended to the Board of Directors of consideration.

ADJOURNMENT

Ms. MacDowell **MOVED** and Ms. Arvelos, **SECONDED** to adjourn the meeting at 9:08 p.m.

The next meeting will be held at South Riding Center March 9, 2016 at 6:30 p.m.

Signed: 

~~Craig Garant~~, Covenants Committee Chair

Karen MacDowell
Date Approved: 3/9/16

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
February 10, 2016 MEETING

ADDRESS	PROJECT(S)	MOTION	DECISION
25990 Glasgow Dr.	Existing Window Changes	Ms. MacDowell MOVED and Mr. Himes SECONDED to approve the Application as exists.	The motion PASSED unanimously.
42313 Magistrate Ct.	Wood Pergola on existing patio	Ms. MacDowell MOVED and Ms. Arvelos SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42566 Pelican Dr.	Existing Patio w/seat wall	Ms. MacDowell MOVED and Ms. Arvelos SECONDED to approve the Application as exists.	The motion PASSED unanimously.
42991 Golf View Dr.	Front door color change	Ms. MacDowell MOVED and Ms. Arvelos SECONDED to deny the door color change as presented.	The motion PASSED unanimously.
42991 Golf View Dr.	Addition of a peep hole.	Ms. MacDowell MOVED and Ms. Arvelos SECONDED to approve the Application as presented.	The motion PASSED unanimously.