

**South Riding Proprietary  
Covenants Committee Meeting Minutes  
May 27, 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  
Julia Mathers  
Stephen Faseru

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

A resident was in attendance to observe the running of the meeting as a prospective volunteer, a resident was in attendance for an appeal request to the Committee and another resident was present to answer questions regarding his Application

**ABSENT:**

Kip Lowe  
Gary Smith (Board Liaison)  
Note: unanimous votes exclude absent Committee members

**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**

Mr. Faseru **MOVED** and Ms. Mathers **SECONDED** to approve the Minutes from the May 13, 2015 meeting as presented. The motion **PASSED 2-0-1**. Ms. Mathers abstained as she was not present for the May 13th meeting and Mr. Garant arrived for the meeting after this motion.

**BOARD/COMMITTEE/STAFF REPORTS**

Committee Chair Report

There was no report.

Board Liaison Report

There was no report.

Staff Report

Staff reported the outcome of the recent Board election.

**OWNER APPLICATIONS FOR REVIEW/DECISION**

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

**EXECUTIVE SESSION**

Mr. Faseru **MOVED** and Ms. Mathers **SECONDED** to enter Executive Session at 7:45 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Mr. Faseru **MOVED** and Ms. Mathers **SECONDED** to exit Executive Session at 7:55 pm. The motion **PASSED** unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION**

Mr. Faseru **MOVED** and Ms. Mathers **SECONDED** to uphold the Covenants Department decision regarding the maintenance violation appeal and accept the homeowners proposed resolution to the matter. The motion **PASSED** unanimously.

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

**MATTERS FOR DISCUSSION**

None.

**ADJOURNMENT**

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

The next meeting will be held at Town Hall on June 10, 2015 at 6:30 p.m.

Signed: \_\_\_\_\_



Date Approved: \_\_\_\_\_

6/24/15

Karen MacDowell, Covenants Committee Vice Chair

**EXHIBIT 1**  
**COVENANTS COMMITTEE APPLICATION DECISIONS**  
**May 27, 2015 MEETING**

ADDRESS	PROJECT(S)	MOTION	DECISION
25087 Riding Center Dr.	Fence	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25150 Justice Dr.	Solar Shade, Right side: Front Porch	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25192 Larks Terrace	Patio	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25199 Bald Eagle Terrace	Patio & flower beds	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25253 Riding Center Dr.	Existing A/C unit in garage	Mr. Faseru MOVED and Ms. Mathers SECONDED to deny the Application.	The motion PASSED unanimously.
25523 Hussar Terrace	Wood Pergola on existing deck	Ms. MacDowell MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED 3-1-0. Mr. Faseru opposed.
25765 Kaiser Place	Deck / Playset removal	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26087 Nesbit Lane	Fence	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26123 Glasgow Dr.	Tree removal / fence	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26145 Sealock Lane	Patio extension w/ retaining wall	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42533 Flemming Dr.	Tree removal (7) Tree planting (28)	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42948 Miltec Terrace	Composite Deck	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43376 Hyland Hill St	Re-doing front landscape	Mr. Faseru MOVED and Ms. Mathers SECONDED to defer the Application for additional information.	The motion PASSED unanimously.
43434 Mink Meadows St.	Existing stain on fence and deck	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25484 Heathfield Circle	Garage Addition	Mr. Faseru MOVED and Ms. Mathers SECONDED that this project is approvable pending review by the Independent Consultant as provided in the Design & Maintenance Standards on page 7 as adopted November 5, 2014 .	The motion passed 3-1-0. Ms. MacDowell opposed.