

**South Riding Proprietary
Covenants Committee Meeting Minutes
July 8, 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

Stephen Faseru (*arrived a few minutes before adjournment due to weather related traffic delays*)

Gary Smith (Board Liaison)

STAFF PRESENT:

Kristi Felouzis, CMCA, AMS, Covenants Manager

Grace Hogue, Covenants Inspector

OTHERS PRESENT:

Andrea Arvelos

Several residents were in attendance to answer questions regarding their projects.

ABSENT:

Kip Lowe

Julia Mathers

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.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Garant, **SECONDED** to approve the Minutes from the June 24, 2015 meeting as presented. The motion **PASSED 1-0-1**. Mr. Garant abstained as he was not present for that meeting.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

There was no report.

Staff Report

There was no report.

OWNER APPLICATIONS FOR REVIEW/DECISION

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

EXECUTIVE SESSION

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

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

ACTION TAKEN POST EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Garant, **SECONDED** to uphold the Covenants Department decision regarding the maintenance violation appeal. The motion **PASSED** unanimously.

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

APPOINTMENT TO THE COMMITTEE

Ms. MacDowell **MOVED** and Mr. Garant, **SECONDED** to nominate Andrea Arvelos to the Covenants Committee. The motion **PASSED** unanimously.

MATTERS FOR DISCUSSION


None

ADJOURNMENT

Ms. MacDowell **MOVED** and Mr. Garant, **SECONDED** to adjourn the meeting at 7:45 p.m.

The next meeting will be held at Town Hall on August 12, 2015 at 6:30 p.m.

Signed: _____


Craig Garant, Covenants Committee Chair

Date Approved: _____

9/9/15

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
July 8, 2015 MEETING

ADDRESS	PROJECT(S)	MOTION	DECISION
25189 Larks Ter.	Wood deck and 6' fence	Ms. MacDowell MOVED and Mr. Garant SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25436 Carrington Dr.	Front door replace- from single to double door	Ms. MacDowell MOVED and Mr. Garant SECONDED to to approve the Application as presented.	The motion PASSED unanimously.
25783 Mandeville Dr.	Front door replacement	Ms. MacDowell MOVED and Mr. Garant SECONDED to deny the application.	The motion PASSED unanimously.
25815 Priesters Pond Dr.	Split rail fence	Ms. MacDowell MOVED and Mr. Garant SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26017 Rachel Hill Dr.	Existing Storm Door	Ms. MacDowell MOVED and Mr. Garant SECONDED to deny the application.	The motion PASSED unanimously.
26107 Lands End	Deck	Ms. MacDowell MOVED and Mr. Garant SECONDED to deny the application for the Deck.	The motion PASSED unanimously.
26107 Lands End	Fence	Ms. MacDowell MOVED and Mr. Garant SECONDED to approve the Application as stipulated in the approval letter for the fence.	The motion PASSED unanimously.
42578 Nations St.	Screened in Porch	Ms. MacDowell MOVED and Mr. Garant SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42654 Nations St.	Fence	Ms. MacDowell MOVED and Mr. Garant SECONDED to defer the Application for additional information.	The motion PASSED unanimously.
42697 Center St.	Walkway, Lights and Flower Bed	Ms. MacDowell MOVED and Mr. Garant SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43005 Golf View Dr.	Colors/ Deck refinish	Ms. MacDowell MOVED and Mr. Garant SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43096 Demeritt	Shed	Ms. MacDowell MOVED and Mr. Garant SECONDED to deny the application.	The motion PASSED unanimously.
43326 Snead Lane	Existing front door and storm door upgrade	Ms. MacDowell MOVED and Mr. Garant SECONDED to to approve the Application as exists.	The motion PASSED unanimously.
43439 Mink Meadows St.	Tree Removal	Ms. MacDowell MOVED and Mr. Garant SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26283 Ocala Circle	Porch Railing Removal	Ms. MacDowell MOVED and Mr. Garant SECONDED to defer the Application for additional information.	The motion PASSED unanimously.
43438 Mink Meadows St.	Patio	Ms. MacDowell MOVED and Mr. Garant SECONDED to recommend approval of the Application with a variance as stipulated in the approval letter.	The motion PASSED unanimously.