

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
January 5, 2017 6:00 pm**

A meeting of the South Riding Proprietary Board of Directors was convened at 42420 Unicorn Drive on this day.

ATTENDEES:

Scott Fisher, President
Estee LaClare, Vice President
Kevin Ubelhart, Treasurer
Gary Smith, Secretary
Kevin Turner, Director
Meggan Walker, Director
Ted Lange, Director

MANAGEMENT PRESENT:

Wendy Taylor, PCAM, LSM, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Various Residents

ABSENT:

Note: unanimous votes exclude absent Board members
Steve Larkin, Director

CALL TO ORDER

Mr. Fisher called the meeting to order at 6:02 P.M.

EXECUTIVE SESSION

Meggan Walker **MOVED** and Ted Lange **SECONDED** to adjourn Open Session and convene into Executive Session at 6:03 pm to discuss owner obligation, covenants matters, contracts, and matters related to attorney/client privilege and personnel.

The motion **PASSED** unanimously.

Meggan Walker **MOVED** and Gary Smith **SECONDED** to adjourn Executive Session and convene into Open Session at 7:02 pm.

The motion **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Meeting Minutes

Gary Smith **MOVED** to approve the minutes from the December 1, 2016 as presented. The motion was seconded by Estee LaCalare. The motion **PASSED** unanimously.

Executive Session

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to approve a partial waiver of fees with regarding Action Item 7.1 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to approve a partial waiver of fees with regarding Action Item 7.2 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to approve a partial waiver of fees with regarding Action Item 7.3 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to approve a partial waiver of fees with regarding Action Item 7.4 as discussed in Executive Session. The motion **PASSED** unanimously.

Gary Smith **MOVED** and Estee LaClare **SECONDED** to approved self-help remedy with regarding Action Item 7.5 as discussed in Executive Session. The motion **PASSED** unanimously.

OPEN SESSION

Gary Smith **MOVED** and Meggan Walker **SECONDED** to appoint Judy Mason as the Chair of the Elections Committee. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to appoint Ty Kehrer as the Chair of the Budget & Finance Committee. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Estee LaClare **SECONDED** to appoint Wes Elliott as the Vice Chair of the Budget & Finance Committee. The motion **PASSED** unanimously.

Meggan Walker **MOVED** and Estee LaClare **SECONDED** to approve the 2017 Aquatic Rules & Regulations as presented. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Estee LaClare **SECONDED** to direct staff to negotiate and have legal counsel review the contract of sale for the Tall Cedars Maintenance Parcel. The motion **PASSED** unanimously.

Kevin Turner noted that the GM review was held with the Personnel Committee and they congratulated her on another great year

MANAGEMENT/DEPARTMENT REPORT

Ms. Taylor provided and reviewed with the Board, her written Management and Department Reports.

ADJOURN

Estee LaClare **MOVED** and Meggan Walker **SECONDED** to adjourn at 7:40 pm.
The motion **PASSED** unanimously.

Respectfully Submitted by: Wendy W. Taylor

Signed: 

Gary Smith, Secretary

Date Approved: Feb 2nd 2017