

**South Riding Proprietary
Covenants Committee Meeting Minutes
October 14, 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
Julia Mathers
Gary Smith (Board Liaison)
Kip Lowe
Andrea Arvelos

STAFF PRESENT:

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

OTHERS PRESENT:

Several residents were in attendance to answer questions regarding their submitted applications and to observe the workings of the committee.

ABSENT:

None

CALL TO ORDER

Mr. Garant called the meeting to order at 6:36 P.M. and asked if anyone would be recording the meeting. No one reported recording.

APPROVAL OF MINUTES

Mr. Lowe **MOVED** and Ms. Mathers, **SECONDED** to approve the Minutes from the September 9, 2015. The motion **PASSED** 3-0-3 Mr. Lowe, Ms. Mathers and Ms. Arvelos abstained as they were not in attendance on the 9th.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

The Board reappointed Ms. MacDowell to the Committee.

Staff Report

The 2016 meeting dates were put into Dropbox.

Two errors were found under the Decks section of the Design and Maintenance Standards. The words "Carriage Homes on" were omitted from the title of section C on page 21. Section C. number 5 was moved and added to Section B as number 4. The website and future printings will reflect the corrections.

MEMBER RE-APPOINTMENT TO THE COMMITTEE

Mr. Lowe **MOVED** and Ms. Mathers, **SECONDED** to nominate Stephen Faseru for re-appointment to the Covenants Committee. The motion **PASSED** unanimously.

OWNER APPLICATIONS FOR REVIEW/DECISION

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

EXECUTIVE SESSION

Mr. Lowe **MOVED** and Ms. Mathers, **SECONDED** to enter Executive Session at 7:50 pm to discuss appeals and rules hearings. The motion **PASSED** unanimously.

Mr. Lowe **MOVED** and Ms. Mathers, **SECONDED** to exit Executive Session at 7:53 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

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

MATTERS FOR DISCUSSION

The Committee discussed if screen porches on Carriage Homes in Golf Course Lots were approvable.

ADJOURNMENT

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

The next meeting will be held at South Riding Center November 18, 2015 at 6:30 p.m.

Signed: _____


Craig Garant, Covenants Committee Chair

Date Approved: _____

11/18/15

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
October 14, 2015 MEETING

ADDRESS	PROJECT(S)	MOTION	DECISION
25467 GIMBEL DRIVE	TREES REMOVAL / RELOCATION	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25471 GIMBEL DRIVE	TREES REMOVAL / RELOCATION	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25475 GIMBEL DRIVE	TREES REMOVAL/ RELOCATION	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25520 UPPER CLUBHOUSE DR	ADDITION, PATIO, HOT TUB, LIGHTING	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25573 ARTHUR PLACE	GAZEBO / CABANA	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25588 ARTHUR PLACE	PATIO/FIRE PIT	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25592 CREEKMORE TERRACE	SUNROOM, A/C Enclosure	Mr. Lowe MOVED and Ms. Mathers SECONDED to deny the A/C enclosure as submitted. Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Sunroom Application as stipulated in the approval letter.	The motions PASSED unanimously.
25607 AMERICA SQUARE	RESURFACE FRONT STEPS W/FLAGSTONE	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as presented.	The motion PASSED unanimously.
25787 MANDEVILLE DRIVE	PAVER PATIO W/SEAT WALL & FIRE PIT	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25896 DONOVAN DRIVE	WHITE FENCE 2/GATES	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26004 SPRINGDALE DRIVE	PAVER PATIO	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as presented.	The motion PASSED unanimously.
26004 SPRINGDALE DRIVE	WOOD SHED	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26075 GLASGOW DRIVE	GARAGE DOOR / SHUTTER REMOVAL	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as exists.	The motion PASSED unanimously.
26135 LANDS END DRIVE	ADDITION	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26211 OCALA CIRCLE	SCREENED IN PORCH	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42484 FLEMMING DRIVE	PATIO W/SEAT WALL, TREES, WALKWAY	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42514 LEWISTON DRIE	WOOD STORAGE SHED "L" SHAPED	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as presented.	The motion PASSED unanimously.
42648 JOLLY LANE	ADDITION	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42747 FREEDOM STREET	ADDITION BETWEEN HOME & GARAGE	Mr. Lowe MOVED and Ms. Mathers SECONDED to deny the application.	The motion PASSED 5-1-0. Mr. Faseru opposed.
42988 CENTER STREET	FRONT DOOR & SIDELIGHT REPLACEMENT	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as presented.	The motion PASSED unanimously.
43119 CENTER STREET	FENCE - MONTICELLO ARCH	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43220 EDGARTOWN STREET	DECK & PATIO REPLACEMENT	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as presented.	The motion PASSED unanimously.
43337 NICKLAUS LANE	DECK W/SCREENED PORCH	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED 5-0-1. Mr. Garant abstained.
43458 JUBILEE STREET	DECK & FENCE COLOR CHANGE	Mr. Lowe MOVED and Ms. Mathers SECONDED to deny the application.	The motion PASSED unanimously.
43461 JUBILEE STREET	FENCE & DECK COLOR CHANGE	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as exists.	The motion PASSED unanimously.

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43573 BESSEMER LANE	PATIO W/SEAT WALL	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43763 MINK MEADOWS ST	SCREENED IN PORCH & DECK	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion passed 5-0-1. Mr. Faseru abstained.
26121 KENNYWOOD SQ.	DECK/FENCE STAIN	Mr. Lowe MOVED and Ms. Mathers SECONDED to approve the Application as exists.	The motion PASSED unanimously.