

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
October 6, 2016 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
Meggan Walker, 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
Kevin Turner, Director
Steve Larkin, Director

CALL TO ORDER

Mr. Fisher called the meeting to order at 6:00 P.M.

EXECUTIVE SESSION

Meggan Walker **MOVED** and Estee LaClare **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.

Estee LaClare **MOVED** and Meggan Walker **SECONDED** to adjourn Executive Session and convene into Open Session at 6:51 pm.

The motion **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Meeting Minutes

Gary Smith **MOVED** and Estee LaClare **SECONDED** to approve the minutes from the September 1, 2016 as presented. The motion **PASSED** unanimously.

Executive Session

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

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

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

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to deny a waiver of fees with regarding Action Item 7.5 The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to deny a waiver of fees with regarding Action Item 7.6 The motion **PASSED** unanimously.

Budget & Finance Committee

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to appoint Frank Puleo to the Committee. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Meggan Walker **SECONDED** to approve the 2017 Budget as presented. The motion **PASSED** unanimously.

Community Standards Committee

Gary Smith **MOVED** and Estee LaClare **SECONDED** to accept the draft updates to the Mailboxes & Posts section of the Design & Maintenance Standards for adoption effective October 7, 2016. The motion **PASSED** unanimously.

Gary Smith **MOVED** and Meggan Walker **SECONDED** to reappoint Julia Mathers to the Committee for a one-year term. The motion **PASSED** unanimously.

Gmone Roam

Ted Lange **MOVED** and Meggan Walker **SECONDED** to approve the installation of Gnome Homes in the community as discussed. The motion **PASSED** unanimously.

OPEN SESSION

Mrs. Obrien, resident addressed the Board of Directors regarding possible partnership with her organization.

MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Meggan Walker **MOVED** and Estee LaClare **SECONDED** to adjourn at 8:04 pm.
The motion **PASSED** unanimously.

Respectfully Submitted by: Wendy W. Taylor

Signed:  _____ Date Approved: 3 Nov 2016
Gary Smith, Secretary