

**South Riding Proprietary
Covenants Committee Meeting Minutes
November 18, 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
Kip Lowe
Andrea Arvelos
Gary Smith (Board Liaison)

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 6:30 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 October 14, 2015. The motion **PASSED** unanimously.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

There was no report.

Board Liaison Report

The Board reappointed Mr. Faseru to the Committee.

Staff Report

Printed copies of the Draft Covenants Committee Meeting Contingency Plans were presented to the committee for review.

An article from the September/October Common Ground magazine was shared with the committee to raise the awareness that regulations may need to be set by the committee regarding the use of drones within South Riding.

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 7:50 pm to discuss rules hearings. The motion **PASSED** unanimously.

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

ACTION TAKEN POST EXECUTIVE SESSION

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

MEMBER RE-APPOINTMENT TO THE COMMITTEE

Mr. Faseru **MOVED** and Ms. Mathers, **SECONDED** to nominate Pat Himes for appointment to the Covenants Committee. 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 South Riding Center December 9, 2015 at 6:30 p.m.

Signed: _____


Craig Garant, Covenants Committee Chair

Date Approved: _____

December 9, 2015

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
November 18, 2015 MEETING

ADDRESS	PROJECT(S)	MOTION	DECISION
25272 LYON TERRACE	BRICK PATIO	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25504 CROSSFIELD DRIVE	WOOD DECK	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25554 MIMOSA TREE COURT	SWIMMING POOL W/BLACK FENCE	Ms. MacDowell MOVED and Mr. Faseru SECONDED to approve the Application for the existing pool as stipulated in the approval letter. Ms. MacDowell MOVED and Mr. Faseru SECONDED to deny the Application for the existing fence.	The motions PASSED unanimously.
25592 CREEKMORE TERRACE	A/C UNIT	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as presented.	The motion PASSED 5-1-0. Mr. Faseru opposed.
25760 KAISR PLACE	WINDOW REPLACEMENT / TREE PLANTING	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25924 STINGR DRIVE	2 LEVEL WOOD DECK	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26131 GLASGOW DRIVE	SCREEN PORCH / DECK & HOT TUB	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26137 RACHEL HILL DRIVE	FRONT DOOR COLOR CHANGE	Mr. Faseru MOVED and Ms. Mathers SECONDED to deny the Application.	The motion PASSED unanimously.
26227 OCALA CIRCLE	MT. VERNON DIP FENCE W/2 GATES	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42563 STIRES DRIVE	MT. VERNON DIP FENCE W/1 GATE	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
42747 FREEDOM STREET	20' X 15' ADDITION	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED 5-0-1. Mr. Lowe abstained.
43212 CENTER STREET	DECK EXTENSION & STAINING	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
43552 DEMPSEY LANE	WINDOWS & DOORS REPLACE + A/C UNIT	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as presented for the windows and door. Mr. Faseru MOVED and Ms. Mathers SECONDED to deny the Application for the A/C unit as presented.	The motions PASSED unanimously.
43635 MINK MEADOWS ST	POOL/FENCE/SPA/PAVILION/DECK	Mr. Faseru MOVED and Ms. Mathers SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED 5-0-1. Ms. MacDowell abstained.