

**South Riding Proprietary
Covenants Committee Meeting Minutes
December 9, 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

STAFF PRESENT:

Rebecca Lyons, CMCA, AMS, Director of Facilities & Community Service
Kristi Felouzis, CMCA, AMS, Covenants Manager
Grace Hogue, Covenants Inspector

OTHERS PRESENT:

None

ABSENT:

Gary Smith (Board Liaison) – SRP meeting conflict

CALL TO ORDER

Mr. Garant called the meeting to order at 6:37 P.M. and asked if anyone would be recording the meeting. No one reported recording.

APPROVAL OF MINUTES

Mr. Lowe **MOVED** and Mr. Faseru, **SECONDED** to approve the Minutes from the November 18, 2015. The motion **PASSED** unanimously.

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

Mr. Lowe **MOVED** and Mr. Faseru, **SECONDED** to enter Executive Session at 7:25 pm to discuss rules hearings. The motion **PASSED** unanimously.

Mr. Lowe **MOVED** and Mr. Faseru, **SECONDED** to exit Executive Session at 7:29 pm. The motion **PASSED** unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Mr. Lowe **MOVED** and Mr. Faseru, **SECONDED** to uphold the Covenants Department decision regarding the maintenance violation hearing.

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

MATTERS FOR DISCUSSION


None

ADJOURNMENT

Mr. Lowe **MOVED** and Mr. Faseru, **SECONDED** to adjourn the meeting at 7:31 p.m.

The next meeting will be held at South Riding Center January 13, 2016 at 6:30 p.m.

Signed: _____


Karen MacDowell, Covenants Committee Chair

Date Approved: _____

1-13-15

EXHIBIT 1
COVENANTS COMMITTEE APPLICATION DECISIONS
December 9, 2015 MEETING

ADDRESS	PROJECT(S)	MOTION	DECISION
25211 RIDING CENTER DR.	WHITE VINYL FENCE WITH 2 GATES	Mr. Lowe MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
26026 GLASGOW DRIVE	GARAGE DOOR REPLACEMENT	1) Mr. Lowe MOVED and Mr. Faseru SECONDED to approve the Application as presented.	The motion DID NOT pass 3-3-0.
		2) Mr. Lowe MOVED and Mr. Faseru SECONDED to deny the Application as presented and provide the homeowner alternative suggestions	The motion PASSED 4-2-0. Mr. Garant and Mr. Faseru opposed.
42481 FLEMMING DRIVE	PATIO ADDITION AND PRIVACY SCREENING	Mr. Lowe MOVED and Mr. Faseru SECONDED to approve the Application as exists.	The motion PASSED 4-2-0. Mr. Garant and Ms. MacDowell opposed.
42675 FREEDOM STREET	WALKWAY ON SIDE OF DRIVEWAY	Mr. Lowe MOVED and Mr. Faseru SECONDED to approve the Application as exists.	The motion PASSED 5-1-0. Mr. Garant opposed.
43165 KATAMA SQUARE	ADD PORCH ON EXISTING DECK	Mr. Lowe MOVED and Mr. Faseru SECONDED to deny the Application as submitted.	The motion PASSED unanimously.
43447 OBERON LANE	COLOR CHANGE - SHUTTERS, FRONT DOOR AND SIDELIGHTS	Mr. Lowe MOVED and Mr. Faseru SECONDED to approve the Application as presented.	The motion PASSED 4-2-0. Mr. Garant and Ms. MacDowell opposed.
43601 WEMBLEY LANE	MAILBOX POST AND BOX CHANGE	Mr. Lowe MOVED and Mr. Faseru SECONDED to deny the Application as exists.	The motion PASSED unanimously.
43706 MINK MEADOWS ST	MT. VERNON DIP FENCE	Mr. Lowe MOVED and Mr. Faseru SECONDED to approve the Application as stipulated in the approval letter.	The motion PASSED unanimously.
25924 STINGER DRIVE	PAVER PATIO, SEAT WALL	Mr. Lowe MOVED and Mr. Faseru SECONDED to approve the Application as presented.	The motion PASSED unanimously.