

MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
April 7, 2016 6:00 pm

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

ATTENDEES:

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

MANAGEMENT PRESENT:

Wendy Taylor, PCAM, LSM, General Manager
Christine Bean, Administrative Assistant

OTHERS PRESENT:

Various Residents

ABSENT:

Note: unanimous votes exclude absent Board members

Steve Larkin, Director

Rebecca Lyons, CMCA, AMS, PCAM, Director of Facilities & Community Service

CALL TO ORDER

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

EXECUTIVE SESSION

Meggan Walker **MOVED** and Scott Fisher **SECONDED** to adjourn Open Session and convene into Executive Session at 6:01 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 Scott Fisher **SECONDED** to adjourn Executive Session and convene into Open Session at 6:58 pm.

The motion **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Meeting Minutes

Estee LaClare **MOVED** to approve the minutes from the March 3, 2016 as presented. The motion was seconded by Meggan Walker and **PASSED** unanimously.

Executive Session

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

Gary Smith **MOVED** to approve the waiver of fees with regard to Action Item 7.2. The motion was seconded by Ted Lange and passed (6-0-1).

Meggan Walker **MOVED** to overturn the decision of the Covenants Committee with regard to Action Item 7.2.1. The motion was seconded by Estee LaClare and passed (6-0-1).

Kevin Ubelhart **MOVED** and Scott Fisher **SECONDED** to deny a waiver of fees with regard to Action Item 7.3 as discussed in Executive Session.
The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Scott Fisher **SECONDED** to deny a 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 approve a partial waiver of fees with regard to Action Item 7.6 as discussed in Executive Session.
The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Scott Fisher **SECONDED** to approve a partial waiver of fees with regard to Action Item 7.7 as discussed in Executive Session.
The motion **PASSED** unanimously.

2015 Draft Audit

Kevin Ubelhart **MOVED** and Scott Fisher **SECONDED** to approve the draft audit with amendments as discussed.
The motion **PASSED** unanimously.

Electronic Sign

Ted Lange **MOVED** and Estee LaClare **SECONDED** to accept the recommendation of the Web & Tech Committee and approve the electronic sign purchase with LED Sign Supply as discussed.
The motion **PASSED** unanimously.

Sign Policy Variance

Gary Smith **MOVED** and Meggan Walker **SECONDED** to accept the recommendation of the Covenants Committee and approve the sign policy variance for Freedom High School as presented.

The motion **PASSED** unanimously.

Tennis Schedule

Meggan Walker **MOVED** and Estee LaClare **SECONDED** to accept the recommendation of the Recreation and Grounds Committee and approve the 2016 tennis schedule as presented.

The motion **PASSED** unanimously.

Tennis League Guidelines

Meggan Walker **MOVED** and Estee LaClare **SECONDED** to accept the recommendation of the Recreation and Grounds Committee and approve the 2016 tennis league guidelines as presented.

The motion **PASSED** unanimously.

OPEN SESSION

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 8:25 pm.

The motion **PASSED** unanimously.

Respectfully Submitted By: Wendy Taylor

Signed: 
Estee LaClare, Secretary

Date Approved: 5/12/16