

MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
May 11, 2017 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
Kevin Turner, Director
Ted Lange, 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
Meggan Walker, Director
Steve Larkin, Director

CALL TO ORDER

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

EXECUTIVE SESSION

Estee LaClare **MOVED** and Ted Lange **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.

Estee LaClare **MOVED** and Kevin Turner **SECONDED** to adjourn Executive Session and convene into Open Session at 6:54 pm.

The motion **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Meeting Minutes

Gary Smith **MOVED** and Estee LaClare **SECONDED** to approve the minutes from the April 6, 2017 as presented. The motion **PASSED** unanimously.

Executive Session Items

Kevin Ubelhart **MOVED** and Kevin Turner **SECONDED** to approve a waiver of fees regarding Action Item 7.1 as discussed in Executive Session.

The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Kevin Turner **SECONDED** to approve a write-off request regarding Action Item 7.2 as discussed in Executive Session.

The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Ted Lange **SECONDED** to approve a settlement regarding Action Item 7.3 as discussed in Executive Session.

The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Kevin Turner **SECONDED** to authorize collection counsel to file a complaint for a judicial lien foreclosure to enforce the existing memorandum of lien for account #7644 as recommended to the Board by collection counsel regarding Action Item 7.4 as discussed in Executive Session.

The motion **PASSED** unanimously.

Open Session Items

Gary Smith **MOVED** and Ted Lange **SECONDED** to reappoint Dave Smith to the Community Standards Committee for a one year term. The motion **PASSED** unanimously.

Gary Smith **MOVED** and Estee LaClare **SECONDED** to accept the recommendation of the Community Standards Committee and approve the sign policy variance for Freedom High School as presented. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Kevin Turner **SECONDED** to authorize the General Manager to bind renewal insurance coverage as presented. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Kevin Turner **SECONDED** to authorize the General Manager to send a letter of completion and a release recommendation for performance bond #92928018 as discussed. The motion **PASSED** unanimously.

