

MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
May 3, 2018 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
Karen MacDowell, Director
Meggan Walker, Director

MANAGEMENT PRESENT:

Wendy Taylor, PCAM, LSM, General Manager
Christine Bean, Director of Administration
Kristi Felouzis, Director of Community Standards

OTHERS PRESENT:

Various Residents

ABSENT:

Note: unanimous votes exclude absent Board members
Kip Lowe, Director
Steve Larkin, Director

CALL TO ORDER

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

EXECUTIVE SESSION

Estee LaClare **MOVED** and Meggan Walker **SECONDED** to adjourn Open Session and convene into Executive Session at 6:00 pm to discuss owner obligation, covenants matter, 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 6:56 pm.

The motion **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Meeting Minutes

Gary Smith **MOVED** and Karen **SECONDED** to approve the minutes from the April 3, 2018 meeting as presented. The motion **PASSED** unanimously.

Executive Session Items

Kevin Ubelhart **MOVED** and Estee LaClare **SECONDED** to approve a partial waiver of fees with regards to Action Item 6.1 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Karen MacDowell **SECONDED** to approve a waiver of fees with regards to Action Item 6.2 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Estee LaClare **SECONDED** to approve a partial waiver of fees with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Karen MacDowell **SECONDED** to approve a partial waiver of fees with stipulations with regards to Action Item 6.4 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Karen MacDowell **SECONDED** to approve a partial waiver of fees with stipulations with regards to Action Item 6.5 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Karen MacDowell **SECONDED** to deny a waiver of fees with regards to Action Item 6.6 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Estee LaClare **SECONDED** to approve a partial waiver of fees with regards to Action Item 6.7 as discussed in Executive Session. The motion **PASSED** 5-1-0.

Open Session Items

Gary Smith **MOVED** and Karen MacDowell **SECONDED** to appoint Norman Soles, Thomas Bellows and Paul Paolozzi to the Community Standards Committee for a one-year term. The motion **PASSED** unanimously.

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

Kevin Ubelhart **MOVED** and Karen MacDowell **SECONDED** to approve the bike track bid up to \$180k as discussed in executive session. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Meggan Walker **MOVED** and Gary Smith **SECONDED** to adjourn at 8:20 pm.
The motion **PASSED** unanimously.

Respectfully Submitted by: Wendy W. Taylor

Signed:  Date Approved: 06 June 2018
Gary Smith, Secretary