

MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
June 2, 2016 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, Vice President
Kevin Ubelhart, Treasurer
Estee LaClare, Secretary
Gary Smith, Director
Ted Lange, Director

MANAGEMENT PRESENT:

Wendy Taylor, PCAM, LSM, General Manager
Rebecca Lyons, CMCA, AMS, PCAM, Director of Facilities & Community Service
Christine Bean, Administrative Assistant

OTHERS PRESENT:

Various Residents

ABSENT:

Note: unanimous votes exclude absent Board members
Kevin Turner, President
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 Gary Smith **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 Gary Smith **SECONDED** to adjourn Executive Session and convene into Open Session at 6:59 pm.

The motion **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Meeting Minutes

Estee LaClare **MOVED** and Estee LaClare **SECONDED** to approve the minutes from the May 12, 2016 as presented. The motion **PASSED** unanimously.

Executive Session

Kevin Ubelhart **MOVED** and Estee LaClare **SECONDED** to approve a waiver of fees with regard to Action Item 7.1. The motion **PASSED** (4-0-1).

Kevin Ubelhart **MOVED** and Estee LaClare **SECONDED** to approve a partial waiver of fees with regard to Action Item 7.2 as discussed in Executive Session.
The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Gary Smith **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 Gary Smith **SECONDED** to approve a partial waiver of fees with regard to Action Item 7.4 as discussed in Executive Session.
The motion **PASSED** unanimously.

Gary Smith **MOVED** and Estee LaClare **SECONDED** to approve the Community Standards appeal as stipulated with regard to Action Item 7.5 as discussed in Executive Session.
The motion **PASSED** unanimously.

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

Access to Association's Books

Estee LaClare **MOVED** and Ted Lange **SECONDED** to approve the amended Policy Resolution #2001-2 as discussed.
The motion **PASSED** unanimously.

2016-2017 Insurance

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

Election Rules & Guidelines

Estee LaClare **MOVED** and Gary Smith **SECONDED** to approve the Election Rules & Guidelines as amended.
The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Ted Lange **MOVED** and Estee LaClare **SECONDED** to adjourn at 8:32 pm.
The motion **PASSED** unanimously.

Respectfully Submitted by: Wendy W. Taylor

Signed:  Date Approved: July 14, 2016
Estee LaClare, Secretary