

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
September 3, 2015 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
Gary Smith, Director
Meggan Walker, Director
Ted Lange, Director

MANAGEMENT PRESENT:

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

OTHERS PRESENT:

Inova presented their expansion plan
Various residents

ABSENT:

Note: unanimous votes exclude absent Board members
Estee LaClare, Secretary
Steve Larkin, Director

CALL TO ORDER

Mr. Turner called the meeting to order at 6:02 P.M.

EXECUTIVE SESSION

Scott Fisher **MOVED** and Ted Lange **SECONDED** to adjourn Open Session and convene into Executive Session at 6:02 pm to discuss owner obligation, covenants matters, contracts, matters related to attorney/client privilege and personnel.

The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Gary Smith **SECONDED** to adjourn Executive Session and convene into Open Session at 6:55 pm.

The motion **PASSED** unanimously.

OWNER OPEN FORUM

Hans Pania addressed the board regarding various matters.

APPROVAL OF THE MINUTES

Meggan Walker **MOVED** and Ted Lange **SECONDED** to approve the minutes from the August 13, 2015 as presented.

The motion **PASSED** unanimously.

MATTERS FOR BOARD DECISION

Executive Session

Kevin Ubelhart **MOVED** and Scott Fisher **SECONDED** to deny the waiver of fees with regard to Action Item 7.1 as discussed in Executive Session.

The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED** and Scott Fisher **SECONDED** to deny waiver of fees with regard to Action Item 7.2 as discussed in Executive Session.

The motion **PASSED** unanimously.

Committee Appointments

Gary Smith **MOVED** and Ted Lange **SECONDED** to reappoint Karen MacDowell to the Covenants Committee for a one year term.

The motion **PASSED** unanimously.

2016 Budget

Kevin Ubelhart **MOVED** and Scott Fisher **SECONDED** to approve the 2016 budget as presented for distribution.

The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Scott Fisher **MOVED** and Meggan Walker **SECONDED** to adjourn at 8:31 pm.

The motion **PASSED** unanimously.

Respectfully Submitted By: Wendy Taylor

Signed: Estee D. LaClare
Estee LaClare, Secretary

Date Approved: OCT 1, 2015