

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY**

July 11, 2019 6:00 pm

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

ATTENDEES:

Gary Smith, President

Karen MacDowell, Vice President

Michael Hardin, Secretary

Pat Himes, Director

Steve Pasquale, 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

Kevin Ubelhart, Treasurer

Kip Lowe, Director

Steve Larkin, Director

CALL TO ORDER

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

EXECUTIVE SESSION

Karen MacDowell **MOVED**, and Michael Hardin **SECONDED** to adjourn Open Session and convene into Executive Session at 6:01 pm to discuss owner obligation, covenants matter, contracts, and matters related to attorney/client privilege and personnel.

The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Karen MacDowell **SECONDED** to adjourn Executive Session and convene into Open Session at 6:55 pm.

The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Karen MacDowell **MOVED**, and Pat Himes **SECONDED** to approve the minutes from the June 13, 2019 meeting as presented. The motion **PASSED** unanimously.

Executive Session Items

Karen MacDowell **MOVED**, and Michael Hardin **SECONDED** to deny a waiver of fees with regards to Action Item 6.1 as discussed in Executive Session. The motion **PASSED** unanimously.

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

Karen MacDowell **MOVED**, and Michael Hardin **SECONDED** to approve a waiver of fees with stipulations with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** unanimously.

Karen MacDowell **MOVED**, and Michael Hardin **SECONDED** to deny a waiver of fees with regards to Action Item 6.4 as discussed in Executive Session. The motion **PASSED** unanimously.

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

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

Open Session Items

Karen MacDowell **MOVED**, and Pat Himes **SECONDED** and accepted the recommendation of the Community Standards Committee and reappointed Andrea Arvelos to the committee for a one-year term. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

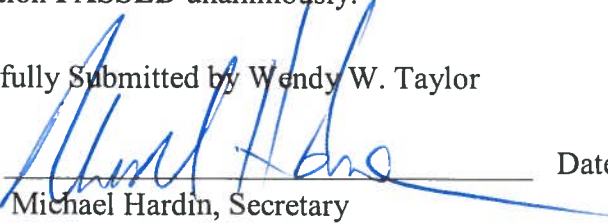
Ms. Taylor provided and reviewed with the Board, her written Management and Department Reports.

ADJOURN

Karen MacDowell **MOVED**, and Pat Himes **SECONDED** to adjourn at 7:34 pm.
The motion **PASSED** unanimously.

Respectfully Submitted by Wendy W. Taylor

Signed:


Michael Hardin, Secretary

Date Approved:

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