

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
August 6, 2020 6:00 pm**

A meeting of the South Riding Proprietary Board of Directors was convened via video conference on this day.

ATTENDEES:

Karen MacDowell, President
Michael Hardin, Vice President
Kevin Ubelhart, Treasurer
Steve Pasquale, Secretary
Gary Smith, Director
Kip Lowe, Director
Pat Himes, 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

CALL TO ORDER

Ms. MacDowell called the meeting to order at 6:01 pm.

EXECUTIVE SESSION

Gary Smith **MOVED**, and Michael Hardin **SECONDED** to adjourn Open Session and convene into Executive Session at 6:02 pm to discuss owner obligation, covenants matter, contracts, and matters related to attorney/client privilege and personnel.
The motion **PASSED** unanimously.

Steve Pasquale **MOVED**, and Gary Smith **SECONDED** to adjourn Executive Session and convene into Open Session at 7:06pm.
The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Steve Pasquale **MOVED**, and Michael Hardin **SECONDED** to approve the minutes from the July 2, 2020 meeting as presented. The motion **PASSED** unanimously.

Executive Session Items

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

Kevin Ubelhart **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.

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

Open Session Items

Steve Pasquale **MOVED**, and Michael Hardin **SECONDED** to appoint Mark Pontello as Chair and Paul Paolozzi as Vice Chair of the Community Standards Committee for a one-year term. The motion **PASSED** unanimously.

Steve Pasquale **MOVED**, and Michael Hardin **SECONDED** to reappoint David Brent to the Community Standards Committee for a one-year term. The motion **PASSED** unanimously.

Steve Pasquale **MOVED**, and Kevin Ubelhart **SECONDED** to adopt Policy Resolution #2020-3 and the accompanying Licensing Agreement for parking on Shaler Street in Section 51 as presented. The motion **PASSED** unanimously.


MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Pat Himes **MOVED**, and Gary Smith **SECONDED** to adjourn at 8:05pm. The motion **PASSED** unanimously.

Respectfully Submitted by Wendy W. Taylor

Signed:  Date Approved: 8/8/20
Steve Pasquale, Secretary

SOUTH RIDING PROPRIETARY

RESOLUTION NO. 2020-3

Establishment of Reserved Common Area – Shaler Street (Section 51)

WHEREAS, Section 4.1 of the Bylaws for South Riding Proprietary (“Bylaws”) provides that the business and affairs of South Riding Proprietary (“Proprietary”) shall be managed by the Board of Directors (“Board”);

WHEREAS, Section 4.1 of the Bylaws also provides that the Board shall have all of the powers and duties necessary for the administration and operation of the affairs of the Association and may do all such acts and things as are not required by the Virginia Nonstock Corporation Act (“Nonstock Act”) or the Association governing documents to be exercised and done by the Lot Owners;

WHEREAS, Section 3.8 of the Declaration for Virginia Community Association (“Declaration”) provides that the Board shall have the power in its discretion to grant revocable licenses in the Common Area from time to time by designating portions of the Common Area as Reserved Common Area;

WHEREAS, Section 7.6 of the Declaration provides that the Board may assign parking spaces as Reserved Common Areas or designate guest parking.

WHEREAS, upon the request of Shaler Street (Section 51) owners of the following Lots (the “Lot Owners”): Lots 17 - 33 within the Association located in Section 51, and with sufficient consideration, the Board deems it to be in the best interests of the Association to designate a portion of the Common Area shown and described in Exhibit 1 as a Reserved Common Area for the exclusive use of the Lot Owners; and

WHEREAS, the Lot Owner has submitted, and the Board has approved the Reserve Common Area Agreement form attached hereto as Exhibits 2-18.

NOW, THEREFORE, BE IT RESOLVED that the Board duly designates the area designated in Exhibit 1 as a Reserved Common Area for the exclusive use of the Lot Owner pursuant to the executed Reserved Common Area Agreement form (“Agreement”) attached hereto as Exhibits 2-18.

SOUTH RIDING PROPRIETARY

#2020-3 RESOLUTION ACTION RECORDED

Resolution Type: Policy Resolution

Pertaining to: Shaler Street (Section 51) Reserved Common Area; 42808, 42810, 42812, 42814, 42816, 42818, 42822, 42824, 42826, 42828, 42830, 42832, 42834, 42836, 42838, 42840, 42842, 42844 and Shaler Street

Duly adopted at a meeting of the Board of Directors held: August 6, 2020

Motion by: Steve Pasquale Seconded by: Kevin Ubelhart

	VOTE: YES	VOTE: NO	ABSTAIN	ABSENT
President, Karen MacDowell	X			
Vice President, Michael Hardin	X			
Secretary, Steve Pasquale	X			
Treasurer, Kevin Ubelhart	X			
Director, Gary Smith	X			
Director, Kip Lowe	X			
Director, Pat Himes	X			

ATTEST:


Secretary

9/7/2020
Date

Resolution effective: August 7, 2020