

**MINUTES OF THE BOARD OF DIRECTORS  
MEETING SOUTH RIDING PROPRIETARY  
July 2, 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**

Pat Himes **MOVED**, and Gary Smith **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.

Michael Hardin **MOVED**, and Gary Smith **SECONDED** to adjourn Executive Session and convene into Open Session at 6:59pm.

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 June 4, 2020 meeting as presented. The motion **PASSED** unanimously.

### **Executive Session Items**

Pat Himes **MOVED**, and Gary Smith **SECONDED** to uphold the decision of the Community Standards Committee with regards to Action Item 6.1 as discussed in Executive Session. The motion **PASSED** unanimously.

### **Open Session Items**

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to approve the 2019 audit 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**

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: 7/5/20  
Steve Pasquale, Secretary