

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
March 4, 2021 7:00 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
Gary Smith, Director
Kip Lowe, Director
Pat Himes, Director

MANAGEMENT PRESENT:

Wendy Taylor, PCAM, LSM, General Manager
Kristi Felouzis, Assistant General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Various Residents

ABSENT:

Steve Pasquale, Secretary
Note: unanimous votes exclude absent Board members

CALL TO ORDER

Ms. MacDowell called the meeting to order at 6:00 pm.

EXECUTIVE SESSION

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

Gary Smith **MOVED**, and Kevin Ubelhart **SECONDED** to adjourn Executive Session and convene into Open Session at 7:00 pm. The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Gary Smith **MOVED**, and Michael Hardin **SECONDED** to approve the minutes from the February 4, 2021 meeting as presented. The motion **PASSED** 4-0-2.

Executive Session Items

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to approve a partial waiver of fees with regards to Action Item 6.1 as discussed in Executive Session. The motion **PASSED** 5-0-1.

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** 5-0-1

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to deny a settlement and provide a counteroffer with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** 5-0-1

Kevin Ubelhart **MOVED**, and Pat Himes **SECONDED** to deny a payment plan and provide a counteroffer with regards to Action Item 6.4 as discussed in Executive Session. The motion **PASSED** 5-0-1

Pat Himes **MOVED**, and Michael Hardin **SECONDED** to approve the request with stipulations with regards to Action Item 6.5 as discussed in Executive Session. The motion **PASSED** unanimously.

Open Session Items

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to accept the recommendation of the Budget & Finance Committee and implement the FASB Accounting Standards Codification (ASC) Topic 606 Revenue from Contracts with Customers as presented. The motion **PASSED** unanimously.

Kip Lowe **MOVED**, and Pat Himes **SECONDED** to accept the recommendation of the Recreation & Grounds Committee and appoint Lorraine Conlon as the Chair and Shiva Ramados as the Vice Chair. The motion **PASSED** unanimously.

Kip Lowe **MOVED**, and Michael Hardin **SECONDED** to accept the recommendation of the Recreation & Grounds Committee and approve the 2021 Tennis Lessons & League Schedules as presented. The motion **PASSED** unanimously.


MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Michael Hardin **MOVED**, and Kip Lowe **SECONDED** to adjourn at 7:44 pm. The motion **PASSED** unanimously.

Respectfully Submitted by Wendy W. Taylor

Signed:  Date Approved: 3/6/21
Steve Pasquale, Secretary