

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
SOUTH RIDING PROPRIETARY  
May 6, 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  
Steve Pasquale, Secretary  
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:**

Todd Sinkins, Rees Broome, Chase Hudson & Lauri Ryder, Sahouri Insurance

**ABSENT:**

Note: unanimous votes exclude absent Board members

**CALL TO ORDER**

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

**EXECUTIVE SESSION**

Michael Hardin **MOVED**, and Gary Smith **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.

Kevin Ubelhart **MOVED**, and Michael Hardin **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**

Steve Pasquale **MOVED**, and Michael Hardin **SECONDED** to approve the minutes from the April 1, 2021 meeting as presented. The motion **PASSED** unanimously.

**Executive Session Items**

Kevin Ubelhart **MOVED**, and Steve Pasquale **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 Steve Pasquale **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 Gary Smith **SECONDED** to approve a partial waiver of fees with stipulations with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** unanimously.

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

**Open Session Items**

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to approve the proposal from The Engineering Groupe as reviewed and approved by the Budget & Finance Committee for the creation of a site plan for the Elk Lick Park entrance as presented. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to approve the proposal from Metro Earthworks as reviewed and approved by the Budget & Finance Committee for the fountain and hardscape for the front entrance project as presented. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Gary Smith **SECONDED** to accept the recommendation of the Website & Technology Committee and appointed Somair Feroz to the committee. The motion **PASSED** unanimously.

Kip Lowe **MOVED**, and Gary Smith **SECONDED** to accept the recommendation of the recreation & Grounds Committee and appointed Holley Owens to the committee. The motion **PASSED** unanimously.

Kip Lowe **MOVED**, and Gary Smith **SECONDED** to approve the 2021 Pool Schedule as presented. The motion **PASSED** unanimously.

Kip Lowe **MOVED**, and Gary Smith **SECONDED** to deny the swim team request as presented. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to authorize management to bind insurance coverage with Sahouri Insurance as discussed. The motion **PASSED** unanimously.

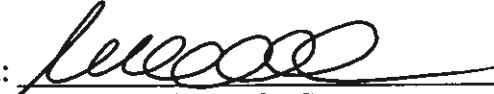
**MANAGEMENT/DEPARTMENT REPORT**

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

**ADJOURN**

Steve Pasquale **MOVED**, and Michael Hardin **SECONDED** to adjourn at 7:54 pm. The motion **PASSED** unanimously.

Respectfully Submitted by Wendy W. Taylor

Signed:  Date Approved: 5/8/21  
Steve Pasquale, Secretary