

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
July 1, 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
Steve Pasquale, Vice President
Kevin Ubelhart, Treasurer
Pat Himes, Secretary
Gary Smith, Director

MANAGEMENT PRESENT:

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

OTHERS PRESENT:

South Riding Resident

ABSENT:

Kip Lowe, Director
Francois Desamour, Director
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 Steve Pasquale **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.

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

Pat Himes **MOVED**, and Steve Pasquale **SECONDED** to approve the minutes from the June 3, 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.

Action Item 6.2 was tabled until the August 5, 2021 meeting.

Open Session Items

Pat Himes **MOVED**, and Steve Pasquale **SECONDED** to accept the recommendation of the Community Standards Committee and reappointed Andrea Arvalos to the committee for a one-year term. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Steve Pasquale **SECONDED** to approve the crime policy as presented in executive session. The motion **PASSED** unanimously.

Gary Smith **MOVED**, and Steve Pasquale **SECONDED** to approve the policy resolution regarding Procedures Relating to Virtual Meetings as amended. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Pat Himes **SECONDED** to approve the Arnold Annexation Resolution as presented in executive session. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

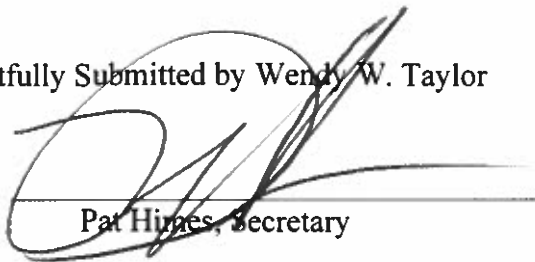
Ms. Taylor provided and reviewed with the Board, her written Management and Department Reports.

ADJOURN

Steve Pasquale **MOVED**, and Kevin Ubelhart **SECONDED** to adjourn at 7:25 pm. The motion **PASSED** unanimously.

Respectfully Submitted by Wendy W. Taylor

Signed:



Pat Himes, Secretary

Date Approved:

5 August 2021

