

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
SOUTH RIDING PROPRIETARY  
July 6, 2023 7:00 pm**

A meeting of the South Riding Proprietary Board of Directors was convened at South Riding Center, 42420 Unicorn Drive.

**ATTENDEES:**

Steve Pasquale, President  
Michael Hardin, Vice President  
Kevin Ubelhart, Treasurer  
Michael Beardslee, Director

**MANAGEMENT PRESENT:**

Kristi Felouzis, General Manager  
Christine Bean, Director of Administration

**OTHERS PRESENT:**

Residents

**ABSENT:**

Francois Desamours, Secretary  
Marilyn Gardner, Director  
Mark Pontello, Director  
Note: unanimous votes exclude absent Board members

**CALL TO ORDER**

Mr. Pasquale called the meeting to order at 6:00pm.

**EXECUTIVE SESSION**

Michael Hardin **MOVED** Michael Beardslee **SECONDED** to adjourn Open Session and convene into Executive Session at 6:04 pm to discuss owner obligation, covenant matters, contracts, and matters related to attorney/client privilege and personnel. The motion **PASSED** unanimously.

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

**OPEN SESSION**

**MATTERS FOR BOARD DECISION**

Appointment of Committee Board Liaisons – Mr. Hardin moved that the following members of the Board of Directors be assigned as the liaison to the following committees:

Personnel Committee: Mr. Pasquale, Mr. Hardin & Mr. Ubelhart  
Communications Committee: Mr. Pasquale, Mr. Beardslee & Ms. Gardner

South Riding Proprietary  
Board of Directors  
July 6, 2023 Meeting

**Meeting Minutes**

Michael Hardin **MOVED**, and Michael Beardslee **SECONDED** to approve the minutes from the June 1, 2023, meeting as presented. The motion **PASSED** unanimously.

**Executive Session Items**

Michael Hardin **MOVED**, and Kevin Ubelhart **SECONDED** to uphold the decision of the Community Standards Committee to uphold their approval 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 stipulation 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 waiver of fees with stipulation with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** unanimously.

**Open Session Items**

Michael Hardin **MOVED**, and Kevin Ubelhart **SECONDED** to accept the recommendation of the Community Standards Committee and appoint Paul Paolozzi as Chair and Justin King as Vice Chair to the committee. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Kevin Ubelhart **SECONDED** to accept the recommendation of the Community Standards Committee and appoint Wayne Smith to the committee for a one-year term. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Michael Beardslee **SECONDED** to accept the revised Administrative Resolution 2005-1 as presented. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Kevin Ubelhart **SECONDED** to support the initiative and authorize the Board President to sign the letter supporting this initiative as discussed. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Michael Beardslee **SECONDED** approved the design concept for the Arnold Property section as presented. The motion **PASSED** unanimously.

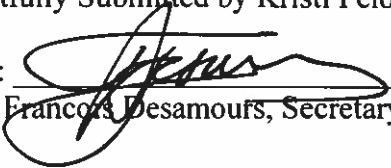
**MANAGEMENT/DEPARTMENT REPORT**

Ms. Felouzis provided and reviewed with the Board written Management and Department Reports.

**ADJOURN**

Michael Hardin **MOVED**, and Michael Beardslee **SECONDED** to adjourn at 8:18pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed:   
Francois Desamours, Secretary

Date Approved: 8/3/23