

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
SOUTH RIDING PROPRIETARY  
September 7, 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  
Francois Desamours, Secretary  
Marilyn Gardner, Director  
Michael Beardslee, Director

**MANAGEMENT PRESENT:**

Kristi Felouzis, General Manager  
Christine Bean, Director of Administration

**OTHERS PRESENT:**

Various Residents

**ABSENT:**

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**

Kevin Ubelhart **MOVED** Michael Hardin **SECONDED** to adjourn Open Session and convene into Executive Session at 6:01 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 Francois Desamours **SECONDED** to adjourn Executive Session and convene into Open Session at 6:49pm. The motion **PASSED** unanimously.

**OPEN SESSION**

**MATTERS FOR BOARD DECISION**

**Meeting Minutes**

South Riding Proprietary  
Board of Directors  
September 7, 2023 Meeting

Francois Desamours **MOVED**, and Michael Hardin **SECONDED** to approve the minutes from the August 3, 2023, meeting as presented. The motion **PASSED** 2-0-3. Mr. Pasquale and Mr. Ubelhart abstained as they were not present for the August meeting.

**Executive Session Items**

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to uphold the decision of the Community Standards Committee to deny the fence application with regards to Action Item 6.1 as discussed in Executive Session. The motion **PASSED** unanimously.

**Open Session Items**

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to accept the recommendation of the Budget & Finance Committee and approve the Trash Contract as discussed in Executive Session. The motion **PASSED** unanimously.

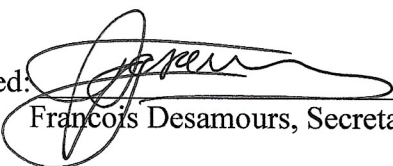
**MANAGEMENT/DEPARTMENT REPORT**

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

**ADJOURN**

Michael Hardin **MOVED**, and Francois Desamours **SECONDED** to adjourn at 8:09pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed:   
Francois Desamours, Secretary

Date Approved: 10/18/23