

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
November 2, 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
Mark Pontello, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Jose Gonzalez, Community Standards Manager

ABSENT:

Francois Desamours, Secretary
Michael Beardslee, Director
Marilyn Gardner, 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.

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to adjourn Executive Session and convene into Open Session at 6:52pm. The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Mark Pontello **MOVED**, and Kevin Ubelhart **SECONDED** to approve the minutes from the October 12, 2023, meeting as presented. The motion **PASSED** 2-0-2.

Executive Session Items

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to deny a waiver of fees with regards to Action Item 6.1 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to approve a partial waiver of fees with regards to Action Item 6.2 as discussed in Executive Session. The motion **PASSED** unanimously.

Mark Pontello **MOVED**, and Michael Hardin **SECONDED** to approve the 6' board-on-board fence along the rear and unfenced neighboring side yard with regards to Action Item 6.3 as discussed in Executive Session. In making this approval the Board is granting a variance to the single-family home fence height standard. Stipulations include installation on the property line, a consistent height of 6' and the style is board on board."

Open Session Items

Mark Pontello **MOVED**, and Kevin Ubelhart **SECONDED** to accept the recommendation of the Budget & Finance Committee and Parks & Recreation Committees and approve the High Sierra Pool Management Contract as presented. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to accept the recommendation of the Budget & Finance Committee and appoint Drew Ellis to the committee. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Mark Pontello **MOVED**, and Michael Hardin **SECONDED** to adjourn at 7:20pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed: 

Date Approved: 12/7/23