Community Standards Committee Meeting Minutes
October 14 at 6:30 p.m.
43055 Center Street

A meeting of the South Riding Proprietary Community Standards Committee was convened this day.

MEMBERS PRESENT

Michael Beardslee, Board Liaison

Justin King, Vice Chair	Curtis Smith	Patrick Reidy
Paul Paolozzi, Chair	Leah Sims	Jason Gurney
Kristi Smith	Ruth Owens	

STAFF PRESENT

Jose Gonzalez, Community Standards Manager
Brittany Unthank, Community Standards Coordinator

OTHERS PRESENT

ABSENT

Kristi Smith

CALL TO ORDER

Mr. King called the meeting to order at 6:32 p.m. and asked if anyone would be recording the meeting. No one reported recording.

RESIDENT COMMENT

N/A

APPROVAL OF MINUTES

Mr. King MOVED and Mr. Smith SECONDED to approve the meeting minutes from the August 12, 2026 meeting. The motion PASSED 5-0-2, Mr. Reidy and Mr. Gurney abstained as they were absent from the previous meeting.

BOARD/ COMMITTEE/ STAFF REPORTS

Committee Chair Report: Thanked volunteers for their dedication and time
Board Liaison Report: 2027 Budget, Assessments increasing, new IT company, 111 new street trees
Staff Report: VIP party invite, upcoming Design & Maintenance Standards updates in future years

OWNER APPLCIATION FOR REVIEW/ DECISION

***Please see the Community Standards Committee Application Decisions, entered as Exhibit 1.

EXECUTIVE SESSION

Mr. King MOVED, and Mr. Smith SECONDED to enter Executive Session at 6:59 p.m. to discuss rules hearing. The motion PASSED unanimously.
Mr. King MOVED, and Mr. Smith SECONDED to exit Executive Session at 7:00 p.m. The motion PASSED unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Mr. King MOVED and Mr. Smith SECONDED to approve the Consent Agenda and Application Consent Agenda as recommended by staff. The motion PASSED unanimously.

MATTERS FOR DISCUSSION

VIP Party and easements on plats

ADJOURNMENT

Mr. King MOVED, and Mr. Smith SECONDED to adjourn the meeting at 7:05 p.m.

The next meeting will be held at 42420 Unicorn Drive, Wednesday, October 14, 2026 at 6:30 p.m.

Signed: _____
, Community Standards Committee Member

Date Approved: October 14, 2026

EXHIBIT 1			
COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS			
10.14.2026			
ADDRESS	**PROJECT(S)**	**MOTION**	**DECISION**
43483 MINK MEADOWS STREET	DECK	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as submitted.	The motion passed unanimously.
25245 EDENFIELD LANE	SCREENED PORCH, DECK, MISCELLANEOUS/ OTHER	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25781 PLANTING FIELD DRIVE	DECK, PATIO WITH SEAT WALL	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
43305 HUDDLESTON LANE	SHED	Mr. King MOVED and Mr. Smith SECONDED to approve the Application with a variance and as stipulated in the decision letter.	The motion passed unanimously.
43627 OLEARY LANE	SCREENED PORCH, DECK	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.

43083 BARONS STREET	DECK	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as submitted.	The motion passed unanimously.
42840 ESTHER COURT	PATIO	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
26000 TALAMORE DRIVE	PATIO	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
26081 RACHEL HILL DRIVE	SCREENED PORCH, DECK	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
43723 MINK MEADOWS STREET	DECK, WALKWAY, ADDITIONS: ALTERATIONS: MISCELLANEOUS, HOT TUB	Mr. King MOVED and Mr. Smith SECONDED to deny the Applciation due to missing information and 25' building setback/ buffer from the county.	The motion passed unanimously.