

Community Standards Committee Meeting Minutes

September 9 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

Paul Paolozzi, Chair

Leah Sims

Kristi Smith

Ruth Owens

STAFF PRESENT

Jose Gonzalez, Community Standards Manager

Brittany Unthank, Community Standards Coordinator

OTHERS PRESENT

ABSENT

Patrick Reidy

Jason Gurney

CALL TO ORDER

Mr. King called the meeting to order at 6:33 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 3-0-2, Mr. Paolozzi and Mrs. Owens abstained as they were absent from the previous meeting.

BOARD/ COMMITTEE/ STAFF REPORTS

Committee Chair Report: N/A

Board Liaison Report: 2027 Budget, Assessments increasing

Staff Report: 2027 Meeting schedule

OWNER APPLICATION 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 6:46 p.m. to discuss rules hearing. The motion PASSED unanimously.

Mr. King MOVED, and Mr. Smith SECONDED to exit Executive Session at 6:47 p.m. The motion PASSED unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

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

MATTERS FOR DISCUSSION

2027 Due Process and Policy Resolution.

ADJOURNMENT

Mr. King MOVED, and Mr. Smith SECONDED to adjourn the meeting at 6:48 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			
9.9.2026			
ADDRESS	PROJECT(S)	MOTION	DECISION
43448 QUENTIN STREET	PATIO	Mr. King MOVED and Mr. Smith SECONDED to deny the Applciation due to missing information.	The motion passed unanimously.
26113 RACHEL HILL DRIVE	PATIO with SEATING WALL	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
26037 TALAMORE DRIVE	PORCH	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
26000 TALAMORE DRIVE	SCREENED PORCH	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
23680 PRIMANTI STREET	PATIO, LANDSCAPE, FIREPLACE, MISCELLANEOUS/ OTHER, PORCH, SWIM SPA	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.