

Community Standards Committee Meeting Minutes

February 11 at 6:30 p.m.

42420 Unicorn Drive

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

MEMBERS PRESENT

Mark Pontello, Board Liaison	Ruth Owens	Kristi Smith
Curtis Smith	Jason Gurney	Leah Sims
Justin King, Vice Chair		

STAFF PRESENT

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

OTHERS PRESENT

N/A

ABSENT

Wayne Smith	Patrick Reidy	Bonnie Kohli
Paul Paolozzi, Chair		

CALL TO ORDER

Mr. King called the meeting to order at 6:30 p.m. and asked if anyone would be recording the meeting. No one reported recording.

RESIDENT COMMENT

N/A

APPROVAL OF MINUTES

Mr. Smith MOVED and Mr. Gurney SECONDED to approve the meeting minutes from the January 14, 2026 meeting. The motion PASSED 4-0-2, Mrs. Smith and Mrs. Sims abstained as they were absent from the previous meeting.

BOARD/ COMMITTEE/ STAFF REPORTS

Committee Chair Report: N/A

Board Liaison Report: Extra funds allocated to snow/ice removal approved

Staff Report: Notices for resident snow removal from sidewalks sent out

OWNER APPLICATION FOR REVIEW/ DECISION

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

EXECUTIVE SESSION

Mr. Smith MOVED, and Mr. Gurney SECONDED to enter Executive Session at 6:35 p.m. to discuss rules hearing. The motion PASSED unanimously.

Mr. Smith MOVED, and Mr. Gurney SECONDED to exit Executive Session at 6:37 p.m. The motion PASSED unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

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

MATTERS FOR DISCUSSION

N/A

ADJOURNMENT

Mr. Smith MOVED, and Mr. Gurney SECONDED to adjourn the meeting at 6:42 p.m.

The next meeting will be held at 42420 Unicorn Drive, Wednesday, March 11, 2026 at 6:30 p.m.

Signed: _____


Paul Paolozzi, Community Standards Committee Member

Date Approved: March 11, 2026

EXHIBIT 1**COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS****2.11.2026**

ADDRESS	PROJECT(S)	MOTION	DECISION
42635 FREEDOM STREET	SCREENED PORCH, DECK	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
26108 FLINTONBRIDGE DRIVE	PATIO, FIRE PIT, MISCELLANEOUS/ OTHER	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25308 FAIRBANKS PLACE	SCREENED PORCH, DECK	Mr. King MOVED and Mr. Gurney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.