

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
February 1, 2024 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
Michael Beardslee, Director
Marilyn Gardner, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Several Residents

ABSENT:

Francois Desamours, Secretary
Mark Pontello, Director

Note: unanimous votes exclude absent Board members

CALL TO ORDER

Mr. Pasquale called the meeting to order at 6:30pm.

EXECUTIVE SESSION

Michael Hardin **MOVED** and Marilyn Gardner **SECONDED** to adjourn Open Session and convene into Executive Session at 6:31 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 Marilyn Gardner **SECONDED** to adjourn Executive Session and convene into Open Session at 7:00pm. The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Michael Hardin **MOVED**, and Michael Beardslee **SECONDED** to approve the minutes from the January 11, 2024, meeting as presented. The motion **PASSED** unanimously.

Executive Session Items

The Board will revisit Action Item 6.1 in March once more information is received.

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

Kevin Ubelhart **MOVED**, and Michael Hardin **SECONDED** to approval a payment plan with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** unanimously.

Open Session Items

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to appoint Ty Kehrer, Ken Walsh, Alison Stern, Frank Puleo and Drew Ellis to a one-year term on the Budget and Finance Committee. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Kevin Ubelhart **SECONDED** to appoint Lorraine Conlon, Ken Walsh, Jennifer Scott, Holley Owings, John Winkert, Ruth Owens, Frank Gardner and Karen MacDowell to a one-year term on the Parks & Recreation Committee. The motion **PASSED** 4-0-1.

Michael Hardin **MOVED**, and Michael Beardslee **SECONDED** to appoint Chris Jackson Coates, Ken Smith, Cameron Smith, Sudhindra Chillarige and Brad McKinney to a one-year term on the Neighborhood Watch Committee. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Marilyn Gardner **SECONDED** to appoint Judy Hartman and Kristen Reed to a one-year term on the Election Committee. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Michael Beardslee **MOVED**, and Marilyn Gardner **SECONDED** to adjourn at 7:51pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed: Kevin Ubelhart Date Approved: 3/7/2024

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