

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
SOUTH RIDING PROPRIETARY  
April 4, 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  
Francois Desamours, Secretary  
Mark Pontello, Director  
Michael Beardslee, Director  
Marilyn Gardner, Director

**MANAGEMENT PRESENT:**

Kristi Felouzis, General Manager  
Christine Bean, Director of Administration

**OTHERS PRESENT:**

None

**ABSENT:**

Kevin Ubelhart, Treasurer

Note: unanimous votes exclude absent Board members

**CALL TO ORDER**

Mr. Pasquale called the meeting to order at 6:00pm.

**EXECUTIVE SESSION**

Michael Hardin **MOVED** and Mark Pontello **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.

Francois Desamours **MOVED**, and Marilyn Gardner **SECONDED** to adjourn Executive Session and convene into Open Session at 6:57pm. The motion **PASSED** unanimously.

**OPEN SESSION**

**MATTERS FOR BOARD DECISION**

**Meeting Minutes**

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Francois Desamours **MOVED**, and Mark Pontello **SECONDED** to approve the minutes from the March 7, 2024, meeting as presented. The motion **PASSED** unanimously.

**Executive Session Items**

Michael Hardin **MOVED**, and Francois Desamours **SECONDED** to deny a waiver of fees with regards to Action Item 6.1 as discussed in Executive Session. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Mark Pontello **SECONDED** to overturn the decision of the General Manager and approved the removal of a common area tree with stipulations with regards to Action Item 6.2 as discussed in Executive Session. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Mark Pontello **SECONDED** to accept the sales terms proposed by Loudoun County for the property with regards to Action Item 7.1 as discussed in Executive Session. The motion **PASSED** unanimously.

Michael Hardin **MOVED**, and Francois Desamours **SECONDED** to accept \$257.26 as the per unit builder contribution for the multi-family residential development known as Defender West with regards to Action Item 7.2 as discussed in Executive Session. The motion **PASSED** unanimously.

**Open Session Items**

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to accept Staff recommendation and adopt Policy Resolution 2024-1 and the accompanying Licensing Agreements for parking in Section 18 as discussed. The motion **PASSED** unanimously.

Mark Pontello **MOVED**, and Marilyn Gardner **SECONDED** to accept the recommendation of the Parks & Recreation Committee and approve the 2024 Pool Schedule as amended. The motion **PASSED** unanimously.

**MANAGEMENT/DEPARTMENT REPORT**

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

**ADJOURN**

Marilyn Gardner **MOVED**, and Mark Pontello **SECONDED** to adjourn at 7:44pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed: \_\_\_\_\_



Date Approved: \_\_\_\_\_

5/1/24

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