

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
January 8, 2025 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
Kevin Ubelhart, Treasurer
Marilyn Gardner, Secretary
Michael Beardslee, Director
Mark Pontello, Director
DJ Nelli, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

None

ABSENT:

Michael Hardin, Vice President
Note: unanimous votes exclude absent Board members

CALL TO ORDER

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

EXECUTIVE SESSION

Mark Pontello **MOVED** and Michael Beardslee **SECONDED** to adjourn Open Session and convene into Executive Session at 6:01 pm to discuss owner obligations, covenant matters, contracts, and matters related to attorney/client privilege and personnel. The motion PASSED unanimously.

Mark Pontello **MOVED**, and Michael Hardin **SECONDED** to adjourn Executive Session and convene into Open Session at 6:59pm. The motion PASSED unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Marilyn Gardner **MOVED**, and Mark Pontello **SECONDED** to approve the minutes from the December 4, 2024, meeting as presented. The motion **PASSED** unanimously.

Executive Session Items

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to approve a partial waiver of fees with regards to Action Item 2.1 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to approve a partial waiver of fees with regards to Action Item 2.2 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to approve a waiver of fees with stipulations with regards to Action Item 2.3 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to approve a waiver of fees with stipulations with regards to Action Item 2.4 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to approve the \$110,000 capital expenditure with Groupe for professional services and \$16,000 for permitting fees, etc. with Loudoun County for the active recreation/soccer field as discussed in Executive Session. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Mark Pontello **SECONDED** to reject the offer from Northfield Construction and Development with regard to acquiring connection easement from the project known as Defender East to South Riding's Stonewall Pond Street as discussed in Executive Session. The motion **PASSED** unanimously.

Open Session Items

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to appoint Curtis Smith and Patrick Reidy to a one-year term on the Community Standards Committee. The motion **PASSED** unanimously.

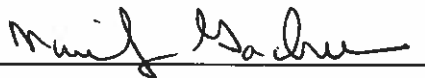
MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Mark Pontello **MOVED**, and DJ Nelli **SECONDED** to adjourn at 7:32pm. The motion PASSED unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed:  Date Approved: 5-7-2025