

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
August 6, 2025 7:00 pm**

A meeting of the South Riding Proprietary Board of Directors was convened at South Riding Center, 42420 Unicorn Drive.

ATTENDEES:

Michael Hardin, President
Marilyn Gardner, Vice President
Kevin Ubelhart, Treasurer
Michael Beardslee, Secretary
Steve Pasquale, Director
Mark Pontello, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Several Residents

ABSENT:

DJ Nelli, Director
Note: unanimous votes exclude absent Board members

CALL TO ORDER

Mr. Hardin called the meeting to order at 6:08pm.

EXECUTIVE SESSION

Mark Pontello **MOVED** and Steve Pasquale **SECONDED** to adjourn Open Session and convene into Executive Session at 6:08 pm to discuss owner obligation, covenant matters, contracts, and matters related to attorney/client privilege and personnel. The motion PASSED unanimously.

Michael Beardslee **MOVED**, and Marilyn Gardner **SECONDED** to adjourn Executive Session and convene into Open Session at 6:53pm. The motion PASSED unanimously.

OPEN SESSION

South Riding Proprietary
Board of Directors
August 6, 2025 Meeting

MATTERS FOR BOARD DECISION

Meeting Minutes

Michael Beardslee **MOVED**, and Mailyn Gardner **SECONDED** to approve the minutes from the July 9, 2025, meeting as presented. The motion **PASSED** 5-0-1.

Executive Session Items

Mark Pontello **MOVED**, and Steve Pasquale **SECONDED** to overturn with stipulations the decision of the Community Standards Committee to uphold the Board of Directors requirement that the homeowner maintain a fence with regards to Action Item 2.1 as discussed in Executive Session. The motion **PASSED** 5-1-0.

Open Session Items

None

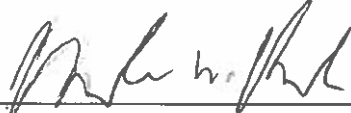
MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Marilyn Gardner **MOVED**, and DJ Nelli **SECONDED** to adjourn at 7:48pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed:  Date Approved: 9/3/25