

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
January 7, 2026 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
Michael Beardslee, Secretary
DJ Nelli, Director
Mark Pontello, Director
Steve Pasquale, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

None

ABSENT:

Marilyn Gardner, Vice President
Kevin Ubelhart, Treasurer
Note: unanimous votes exclude absent Board members

CALL TO ORDER

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

EXECUTIVE SESSION

Mark Pontello **MOVED** and Steve Pasquale **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.

Mark Pontello **MOVED**, and Steve Pasquale **SECONDED** to adjourn Executive Session and convene into Open Session at 6:57pm. The motion **PASSED** unanimously.

OPEN SESSION

South Riding Proprietary
Board of Directors
January 7, 2026 Meeting

MATTERS FOR BOARD DECISION

Meeting Minutes

Michael Beardslee **MOVED**, and Mark Pontello **SECONDED** to approve the minutes from the December 3, 2025, meeting as presented. The motion **PASSED** unanimously.

Executive Session Items

Mark Pontello **MOVED**, and Steve Pasquale **SECONDED** to deny a waiver of fees with regards to Action Item 2.1 as discussed in executive session. The motion **PASSED** unanimously.

Mark Pontello **MOVED**, and Steve Pasquale **SECONDED** to approve a waiver of fees with stipulations with regards to Action Item 2.2 as discussed in executive session. The motion **PASSED** unanimously.

Open Session Items

Mark Pontello **MOVED**, and Steve Pasquale **SECONDED** to accept the Community Standards Committee recommendations and reappoint Curtis Smith and Patrick Reidy to the committee for a one-year term. The motion **PASSED** unanimously.

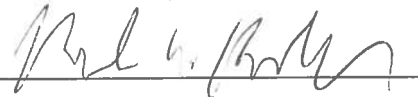
DJ Nelli **MOVED**, and Michael Beardslee **SECONDED** to accept the committee recommendations to approve the capital expenditure for Edgewater Park professional services using Kimley Horn and the associated Loudoun County fees not to exceed \$190,000 as discussed in Executive Session. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Mark Pontello **MOVED**, and Steve Pasquale **SECONDED** to adjourn at 7:20pm. The motion **PASSED** unanimously. Respectfully Submitted by Kristi Felouzis, General Manager

Signed:  Date Approved: 2/4/26
Michael W. Beardslee

South Riding Proprietary
Board of Directors
January 7, 2026 Meeting