

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
May 6, 2026 7:00 pm**

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

ATTENDEES:

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

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Susan Walters, Assistant General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Several Residents

ABSENT:

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

CALL TO ORDER

Ms. Gardner called the meeting to order at 6:00pm.

EXECUTIVE SESSION

Michael Beardslee **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.

Michael Beardslee **MOVED**, and Mark Pontello **SECONDED** to adjourn Executive Session and convene into Open Session at 6:54pm. The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Michael Beardslee **MOVED**, and Steve Pasquale **SECONDED** to approve the minutes from the April 1, 2026, meeting as presented. The motion **PASSED 3-0-2**.

Executive Session Items

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to approve a waiver of fees with stipulations 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 waiver of fees with stipulations 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 partial waiver of fees with regards to Action Item 2.3 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 Paul Paolozzi Chair, Justin King Vice Chair and Jason Gurney, Kristi Smith and Leah Sims to the committee for a one-year term. The motion **PASSED** unanimously.

Steve Pasquale **MOVED**, and Michael Beardslee **SECONDED** to appoint Drew Ellis to the Election Committee for a one-year term. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Mark Pontello **SECONDED** to accept Staff's recommendation and adopt the AI Acceptable Use Policy as presented. The motion **PASSED** unanimously.

Steve Pasquale **MOVED**, and Mark Pontello **SECONDED** to accept Staff's recommendation to submit a formal request from Loudoun County for a Residential Permit Parking District in this area. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Mark Pontello **SECONDED** to accept the recommendation of the Budget & Finance Committee to approve the Pond 6 Gabien Basket Professional Services proposal with GKY at a cost not to exceed \$45,300 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 7:52pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed:  Date Approved: 6/3/26