

THE CONSERVANCY AT MCLEAN

Minutes of Neighborhood Meeting held on March 4, 2020

Meeting held at the community clubhouse at 300 Conservancy Drive, Belmont

1. The meeting was called to order at 6:04 p.m. by Zachary M. Moretz, Moretz Law Group, P.A., attorneys for Essex Homes, and Jeremy Tesimale, Director of Field Operations, Essex Homes.
2. Mr. Moretz announced the purpose of the meeting and gave an overview of the zoning modifications being requested; most attendees were already aware of the situation. Copies of the community map showing the affected homes and the setback summary were provided.
3. Mr. Moretz reminded all attendees to please sign the attendance register. Mr. Moretz noted that notice of the meeting was mailed by his office to all homeowners within 200 feet of any of the affected homes via U.S. Mail on February 20, 2020. A listing of those mailed notice is attached hereto as Exhibit B.

4. Community members attending were:

Timothy Gruber	Kim McManis
Joseph Parette	Billy Simmons
Tom & Karen Fuhr	Pam Hannon
James & Theresa Chancy	Michael K. Byers
Anna Chambers	David Nix
Tammy Wilson	Gary Wilson
Valerie Beckonell	Ally Dewji
Marc Hammond	Caretha Walke
Zack Morris	Jeff Guenette
Louis & Maureen McLaughlin	

A copy of the attendance register is attached hereto as Exhibit A.

5. Mr. Moretz explained the timeline for the zoning modification process and provided the dates for the City Council work session, Planning and Zoning Board meeting, and City Council meeting. Some attendees asked that they receive a letter specifically giving them all the upcoming dates and Mr. Moretz stated that he would get that out to all attendees.
6. Mr. Tesimale explained in response to a question that after the first two homes came to Essex's attention, Essex voluntarily had measurements made of all Essex-built homes in

The Conservancy to determine if any more were or might be in violation, and of those which were or appeared to be close to the setback, actual physical surveys were commissioned by an independent third-party surveyor, Control Point, Inc. The seven additional violations revealed by those surveys were self-reported by Essex to the City. No other homes have violations.

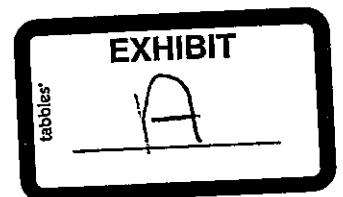
7. Various questions were posed to Mr. Moretz and Mr. Tesimale regarding the effect of this matter on other homeowners, whether extensive reconstruction was going to be required and the inconvenience that would cause to surrounding homeowners, and the like.
8. Community members asked if they are able to speak at the hearings and if so should they do so. They were told that they were welcome to attend and speak and that it would be helpful to both Essex and their affected neighbors to speak in favor.
9. Mr. Tim Gruber, Finance Director and Mr. Tom Fuhr, President, both of The Conservancy Homeowners Association Advisory Board, advised that the Advisory Board would like to see the modification approved and that they plan to send someone to speak in favor at the public hearings.
10. The general tenor of the meeting was that while some were upset that this has occurred, all felt it was important to support the proposed modification due to the hardship which would be placed on their affected neighbors as well as additional construction traffic, etc. if reconstruction of their homes were required by the City.
11. The meeting was adjourned at approximately 6:45 p.m., after which Mr. Moretz and Mr. Tesimale answered questions individually for approximately another 30 minutes.
12. No changes to the modification proposal were requested by the attendees nor are proposed by Essex Homes or any of the other petitioners based on the neighborhood meeting.

SIGN-IN LIST

Community Meeting Regarding Application for Modification to Conditional Zoning Plan

Date: March 4, 2020

Print Name	Signature	Address/Lot #	Email
Timothy Brubaker	[Signature]	416 Trillium	
Kim McManis	[Signature]	428 Trillium	
Joseph PARETE	[Signature]	500 Trillium	
Billy Simmons	[Signature]	408 Trillium	Billy.T.Simmons@gmail.com
Kevin Fuhr	[Signature]	409 Trillium	
Pat Hannon	[Signature]	420 Trillium	
James & Theresa ^{Cherry}	[Signature]	439 Trillium way	
Michael K. BYERS	[Signature]	440 Trillium way	
Lenna Chamber's	[Signature]	527 Trillium way	rustieretreats@bellsouth.net
DAVID NIX	[Signature]	523 Trillium way	
TAMMY WILSON	[Signature]	436 Trillium way	tammy.wilson@verizon.net
GARY WILSON	[Signature]	436 Trillium way	GWILSONS@CXCORPORATION.COM
Valerie Becknell	[Signature]	205 Conservancy	vbecknell@aplinc.com
Ally Dewji	[Signature]	535 Trillium way	
M C Hammond	[Signature]	109 Barbary Dr.	
CAROLYN Walker	[Signature]	238 Barbary Dr.	

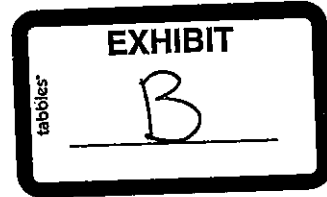




Jack MORRIS	<i>[Signature]</i>	432 TRILLIUM WAY	→ Ahd51309ad
Jeff Guenette	<i>[Signature]</i>	511 Trillium Way	Guenette. JMMFAM@gmail.com
Louis & Maureen McLaughlin	<i>[Signature]</i>	516 Trillium Way	McLaughlinMalcom

→ Ahd51309ad
Guenette.
JMMFAM@gmail.com
McLaughlinMalcom

AKPAR	CURR_NAME1	CURR_NAME2	WHOLE_ADDRESS	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_ZIPCOD
300101	DOCKERY LISA RUNNING	DOCKERY JAMES D	105 BARBERRY DR	105 BARBERRY DR		BELMONT	28012
300102	HAMMOND MARY CASH		109 BARBERRY DR	109 BARBERRY DR		BELMONT	28012
	DELLINGER BRITTANY	DELLINGER					
300103	MARIE KATHERINE ELAINE JONES REVOC LIVING	STEPHEN TYLER	113 BARBERRY DR	113 BARBERRY DR		BELMONT	28012
300104	TRUST		117 BARBERRY DR	117 BARBERRY DR		BELMONT	28012
300105	KPODO ANITA EMEFA		121 BARBERRY DR	121 BARBERRY DR		BELMONT	28012
300106	RICHARD L PEMBERTON REVOCABLE TRUST		125 BARBERRY DR	125 BARBERRY DR		BELMONT	28012
300107	YU WU LILIA TSUI	TADOKORO FABIO TADASHI SR	129 BARBERRY DR	129 BARBERRY DR		BELMONT	28012
300108	PRESLEY ALAN ALEXANDER		133 BARBERRY DR	133 BARBERRY DR		BELMONT	28012
300109	CLAIBORNE ELEANOR M	CLAIBORNE ROBERT A SR	201 BARBERRY DR	201 BARBERRY DR		BELMONT	28012
225596	MATTHEWS CHERYL STODDARD	MATTHEWS CARTER	201 CONSERVANCY DR	201 CONSERVANCY DR		BELMONT	28012



300110 COLEY SHERRY H	205 BARBERRY DR 205 BARBERRY DR	BELMONT	28012
CARSON-BECKNELL	205 CONSERVANCY 205 CONSERVANCY		
225597 VALERIE JO	DR DR	BELMONT	28012
CRAWFORD LIEN			
300111 NGUYEN	209 BARBERRY DR 209 BARBERRY DR	BELMONT	28012
226319 MATTHEWS TARA R	MATTHEWS 209 CONSERVANCY 209 CONSERVANCY		
	MICHAEL D DR DR	BELMONT	28012
300112 BOLEY RAVEN NICOLE	BOLEY THOMAS 213 BARBERRY DR 213 BARBERRY DR	BELMONT	28012
	JAMES JR		
226320 WANNER TRACY J	213 CONSERVANCY 213 CONSERVANCY		
	WANNER ERNEST R DR DR	BELMONT	28012
M/I HOMES OF	5350 77 CENTER		
300113 CHARLOTTE LLC	217 BARBERRY DR DR STE 100	CHARLOTTE	282172782
PIERCE A SWANSON	KAREN R SWANSON 217 CONSERVANCY 217 CONSERVANCY		
224787 REVOCABLE TRUST	REVOCABLE TRUST DR DR	BELMONT	28012
M/I HOMES OF	5350 77 CENTER		
300114 CHARLOTTE LLC	221 BARBERRY DR DR STE 100	CHARLOTTE	282172782

300115	M/I HOMES OF CHARLOTTE LLC	225 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
300133	WALKER CARETHA	228 BARBERRY DR	228 BARBERRY DR	BELMONT	28012
300116	M/I HOMES OF CHARLOTTE LLC	229 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
300132	MARTINEZ-ORTIZ RUBEN	232 BARBERRY DR	232 BARBERRY DR	BELMONT	28012
300117	M/I HOMES OF CHARLOTTE LLC	233 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
300131	M/I HOMES OF CHARLOTTE LLC	236 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
300118	JURCHAK EDITH	237 BARBERRY DR	237 BARBERRY DR	BELMONT	28012
300130	M/I HOMES OF CHARLOTTE LLC	240 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
300119	HENDERSON JULIE	241 BARBERRY DR	241 BARBERRY DR	BELMONT	28012

300120 CHARLOTTE LLC	M/I HOMES OF 245 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
300121 CHARLOTTE LLC	M/I HOMES OF 249 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
300122 CHARLOTTE LLC	M/I HOMES OF 253 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
300123 CHARLOTTE LLC	M/I HOMES OF 257 BARBERRY DR	5350 77 CENTER DR STE 100	CHARLOTTE	282172782
224807 PROP INC	ABERDEEN INVESTMENT 301 CONSERVANCY DR	6411 AMOS SMITH RD	CHARLOTTE	282148956
224808 NW LAKE WYLIE LLC	305 CONSERVANCY C/O STEVEN DR	423 S SHARON AMITY RD	CHARLOTTE	282112864
224809 NW LAKE WYLIE LLC	307 CONSERVANCY C/O STEVEN DR	423 S SHARON AMITY RD	CHARLOTTE	282112864
224810 SOUTHEAST INC	ESSEX HOMES 311 CONSERVANCY DR	120 CROMER RD	LEXINGTON	290739444

300099 ESSEX HOMES SOUTHEAST INC	315 CONSERVANCY 13000 S TRYON ST DR STE F205	CHARLOTTE	28278
300100 ESSEX HOMES SOUTHEAST INC	319 CONSERVANCY 13000 S TRYON ST DR STE F205	CHARLOTTE	28278
224806 NW LAKE WYLIE LLC	C/O STEVEN 404 TRILLIUM WAY HINSHAW	423 S SHARON AMITY RD	282112864
SIMMONS BILLY THOMAS 224805 JR	408 TRILLIUM WAY 408 TRILLUM WAY	BELMONT	280120000
224788 FUHR KAREN M	409 TRILLIUM WAY 409 TRILLUM WAY	BELMONT	280120000
224804 RIKARD BRENDA DAVIS	412 TRILLIUM WAY 412 TRILLIUM	BELMONT	280120000
224803 GRUBER TIMOTHY J	416 TRILLIUM WAY 416 TRILLIUM WAY	BELMONT	280120000
224789 YOUNG ALESIA	417 TRILLIUM WAY 417 TRILLIUM WAY	BELMONT	280120000
224802 HANNON PAMELA J	420 TRILLIUM WAY 420 TRILLIUM WAY	BELMONT	280126538
224790 MORONO DIANE MARIE	423 TRILLIUM WAY 423 TRILLIUM WAY	BELMONT	280120000

GOWENS REESE 224801 LAMOTHE	424 TRILLIUM WAY 424 TRILLIUM	BELMONT	280120000
224791 DEVINE AUDREY A	DEVINE JOHN D 427 TRILLIUM WAY 427 TRILLIUM WAY	BELMOLNT	280120000
224800 MCMANIS KIMBERLY	428 TRILLIUM WAY 428 TRILLUM	BELMONT	28012
224792 KOON BELINDA A	KOON JAMES L 431 TRILLIUM WAY 431 TRILLIUM WAY	BELMOLNT	280120000
224799 MORRIS DIANNE WEBER	MORRIS JACK H 432 TRILLIUM WAY 432 TRILLIUM WAY	BELMONT	28012
224793 CUENCA ANGEL F	CUENCA MAGGIE M 435 TRILLIUM WAY 435 TRILLIUM WAY	BELMONT	280120000
224798 WILSON FAMILY TRUST	436 TRILLIUM WAY 436 TRILLUM WAY	BELMONT	28012
224794 CHANEY JAMES W	CHANEY THERESA KNIGHT 439 TRILLIUM WAY 439 TRILLUM WAY	BELMONT	280120000
224797 BYERS RENA JENKINS	BYERS MICHAEL KEITH 440 TRILLIUM WAY 440 TRILLIUM WAY	BELMONT	28012
224795 CAMPOLIETO DENISE P	CAMPOLIETO JOHN A 443 TRILLIUM WAY 443 TRILLIUM WAY	BELMONT	280120000
224796 THOMAS CHRISTOPHER	THOMAS MICHELLE 444 TRILLIUM WAY 444 TRILLUM WAY	BELMONT	280120000

225589	JOHNSON SHERRI G	JOHNSON CHARLES E	448 TRILLIUM WAY 448 TRILLIUM WAY	BELMONT	28012
225588	BARNETTE JOSEPH A	BARNETTE LISA RHONE	500 TRILLIUM WAY 500 TRILLIUM WAY	BELMONT	28012
225595	M/I HOMES OF CHARLOTTE LLC	504 GARDENBROOK 5350 77 CENTER TRL DR STE 100		CHARLOTTE	282172782
225587	MONTESANO JOHN P JR	MONTESANO MAUREEN A	504 TRILLIUM WAY 504 TRILLIUM WAY	BELMONT	280126539
225594	M/I HOMES OF CHARLOTTE LLC	508 GARDENBROOK 5350 77 CENTER TRL DR STE 100		CHARLOTTE	282172782
225586	ECCLES SCOTT		508 TRILLIUM WAY 508 TRILLIUM WAY	BELMONT	280120000
226361	GUENETTE MELANIE L	GUENETTE JEFFREY ROBERT	511 TRILLIUM WAY 511 TRILLIUM WAY	BELMONT	280120000
225593	M/I HOMES OF CHARLOTTE LLC	512 GARDENBROOK 5350 77 CENTER TRL DR STE 100		CHARLOTTE	282172782
226385	KIKER JOAN BALLENGER	KIKER JOSEPH NEIL	512 TRILLIUM WAY 512 TRILLIUM WAY	BELMONT	280120000
226362	ESSEX HOMES SOUTHEAST INC		13000 S TRYON ST 515 TRILLIUM WAY STE F205	CHARLOTTE	282034483

225592	CAROLYN A BERRY REAL ESTATE TR	516 GARDENBROOK TRL	980 IKENA CIR	HONOLULU	968212554
226384	MCLAUGHLIN LOUIS	MCLAUGHLIN MAUREEN	516 TRILLIUM WAY	BELMONT	28012
226363	WARSAW MELISSA J	WARSAW MICHAEL J	517 TRILLIUM WAY	BELMONT	280120000
225591	CURD PETER Y	520 GARDENBROOK TRL	520 GARDENBROOK	BELMONT	280120000
226383	ECKARD JENNIFER	ECKARD KEVIN	520 TRILLIUM WAY	CHARLOTTE	280120000
226364	SHIPPY BRETT	SHIPPY AMY	521 TRILLIUM WAY	BELMONT	28012
226365	NIX DAVID T	NIX DEBORAH RENEE BURRELL	523 TRILLIUM WAY	BELMONT	280120000
225590	CARY THOMAS WILLIAM	CARY ROSITA I TRL	524 GARDENBROOK TRL	BELMONT	280120000
226382	JOLLEY TRAVIS EDWARD	524 TRILLIUM WAY	154 TRILLIUM WAY	BELMONT	280120000
226366	CHAMBERS ANNA YOUNG	CHAMBERS HARRY RANDALL	527 TRILLIUM WAY	BELMONT	280120000

225598	NW LAKE WYLIE LLC	GARDENBROOK TRL	C/O STEVEN HINSHAW	423 S SHARON AMITY RD	CHARLOTTE	282112864
226381	PRICE ANGELA L	528 TRILLIUM WAY	528 TRILLIUM WAY		BELMONT	280120000
226367	BECKERT JAMES T	531 TRILLIUM WAY	531 TRILLIUM WAY		BELMONT	280120000
226380	BRUCE WANDA ELAINE	532 TRILLIUM WAY	532 TRILLIUM WAY		BELMONT	280120000
226368	DEWJI ALLY S	535 TRILLIUM WAY	535 TRILLIUM WAY		BELMONT	280120000
226379	MAURER ELIZABETH A JENSEN	MAURER JOHN MICHAEL	536 TRILLIUM WAY	536 TRILLIUM WAY	BELMONT	28012
226369	HATCHER JUSTIN	HATCHER LINDSEY	539 TRILLIUM WAY	539 TRILLIUM WAY	BELMONT	280120000
226378	BRINKER KELLY J	540 TRILLIUM WAY	540 TRILLIUM WAY		BELMONT	280120000
226370	CASE DARLENE A	CASE JOHN J	541 TRILLIUM WAY	540 TRILLIUM WAY	BELMONT	280120000
225581	BAMBACH EDITH K H	BAMBACH WILLIAM J	614 GARDENBROOK	614 GARDENBROOK TR	BELMONT	28012

225580	EVANS JON RYAN	EVANS MARIE P	618 GARDENBROOK TRL	618 GARDENBROOK TRL	BELMONT	280126541
225579	WHITNER JARED ROBERT		622 GARDENBROOK TRL	622 GARDENBROOK	BELMONT	280120000
225578	CUTHBERTSON DOVONA		626 GARDENBROOK TRL	626 GARDENBROOK TRL	BELMONT	280126541
225577	JOHN SYMBORSKI	SYMBORSKI CYNTHIA FAITH	630 GARDENBROOK TRL	630 GARDENBROOK	BELMONT	280120000
226360	SMITH JUDY MAY		634 GARDENBROOK TRL	634 GARDENBROOK TRL	BELMONT	280120000
226359	RITCHOTTE AIME MAXIME	RITCHOTTE DEBORAH	638 GARDENBROOK TRL	638 GARDENBROOK TRL	BELMONT	280120000
226358	RINE GERARD THOMAS	RINE ROSEMARY	642 GARDENBROOK TRL	642 GARDENBROOK TRL	BELMONT	280120000
226357	MAGILL ALLISSA C	MAGILL RYAN J	646 GARDENBROOK TRL	646 GARDENBROOK TRL	BELMONT	280120000

226356	CIPICHAL MICHAEL ANTHONY	CIPICHAL PAMELA LYNN	650 TRL	GARDENBROOK TRL	650 TRL	GARDENBROOK TRL	BELMONT	280120000
226355	ROXAS MICHAEL JUDE TENGSON	SANTIAGO MA CARMELA MUNOZ	654 TRL	GARDENBROOK TRL	654 TRL	GARDENBROOK TRL	BELMONT	280120000
226354	BURKE THOMAS PATRICK	BURKE TONIA MONTEIRO	658 TRL	GARDENBROOK TRL	658 TRL	GARDENBROOK TRL	BELMONT	280120000
225582	MARRO REBECCA ANN	MARRO NICHOLAS JAMES	701 BLUE VIOLET LN	701 BLUE VIOLET LN	701 BLUE VIOLET LN	701 BLUE VIOLET LN	BELMONT	MIN 280120000
225583	HALL JAMES &	MCMAHON BARBARA ANN	705 BLUE VIOLET LN	705 BLUE VIOLET LN	705 BLUE VIOLET LN	705 BLUE VIOLET LN	BELMONT	280120000
225584	CUNNINGHAM JOSEPH SAMUEL		709 BLUE VIOLET LN	709 BLUE VIOLET LN	5157 WOODLAND BAY DR	5157 WOODLAND BAY DR	BELMONT	280128881
225585	AUSTIN KAY	AUSTIN ALBERT HENRY III	713 BLUE VIOLET LN	713 BLUE VIOLET LN	713 BLUE VIOLET LN	713 BLUE VIOLET LN	BELMONT	280120000
225599	NW LAKE WYLIE LLC		NO ASSIGNED ADDRESS	C/O STEVEN HINSHAW	423 S SHARON AMITY RD	423 S SHARON AMITY RD	CHARLOTTE	282112864