

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
PARKWAY MEETING ROOM
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday January 8, 2014

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Bob King – Belmont
Don Brock – Oakridge
Amanda Jacks – Morven
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT: Jennifer Cochran – Rokeby

OTHERS PRESENT: Donna Cooper – PMP
Laura Roethlein – PMP

RESIDENT PARTICIPATION/GUESTS

Deputy Roy Ortutay was present to report there were no crimes in CountrySide over the Holidays and to continue to remind residents to keep their car doors locked and valuables out of sight.

CALL TO ORDER:

Donna Cooper called the meeting to order at 7:00 PM.

ELECTION OF OFFICERS:

Robert King moved that the Board of Directors elect Dave Barrie as the President of the CountrySide Proprietary Board of Directors for 2014. Don Brock seconded the motion. Motion passed unanimously.

The meeting was then turned over to Dave Barrie, President Elect, to conduct the remainder of the meeting.

Robert King moved that the Board of Directors elect Jennifer Cochran as the Vice President of the CountrySide Proprietary Board of Directors for 2014. Don Brock seconded the motion. Motion passed unanimously.

Robert King moved that the Board of Directors elect Don Brock as the Secretary of the CountrySide Proprietary Board of Directors for 2014. Jay Vergel seconded the motion. Motion passed unanimously.

Don Brock moved that the Board of Directors elect Robert King as the Treasurer of the CountrySide Proprietary Board of Directors for 2014. Jay Vergel seconded the motion. Motion passed unanimously.

APPOINTMENTS TO THE 2014 BOARD OF DIRECTORS:

Don Brock moved that the Board of Directors appoint Amanda Jacks to represent the Morven neighborhood on the 2014 CountrySide Proprietary Board of Directors. Robert King seconded the motion. Motion passed unanimously.

Don Brock **moved that the Board of Directors appoint Mike Watjen to represent the Welbourne neighborhood on the 2014 CountrySide Proprietary Board of Directors.** Jay Vergel seconded the motion. Motion passed unanimously.

ELECTION OF COMMITTEE CHAIRPERSONS/LIAISONS:

Don Brock **moved that the Board of Directors elect Amanda Jacks as the Chairperson of the CountrySide Proprietary Community Relations Committee for 2014.** Mike Watjen seconded the motion. Motion passed unanimously.

Robert King **moved that the Board of Directors elect Mike Watjen as the Design Review Committee Liaison to the CountrySide Proprietary Board of Directors for 2014.** Amanda Jacks seconded the motion. Motion passed unanimously.

Amanda Jacks **moved that the Board of Directors elect Don Brock as the Chairperson of the CountrySide Proprietary Facilities Committee for 2014.** Robert King seconded the motion. Motion passed unanimously.

Amanda Jacks **moved that the Board of Directors elect Robert King as the Chairperson of the CountrySide Proprietary Finance Committee for 2014.** Jay Vergel seconded the motion. Motion passed unanimously.

Robert King **moved that the Board of Directors elect Jennifer Cochran as the Chairperson of the CountrySide Proprietary Grounds Committee for 2014.** Amanda Jacks seconded the motion. Motion passed unanimously.

The Board of Directors and PMP wishes to thank Jeff Kretsch for serving as the NAC Liaison and hopes Mr. Kretsch will be willing to continue to serve in that capacity.

NEIGHBORHOOD ADVISORY COUNCIL

Amanda Jacks **moved that the following members be elected to the 2014 Neighborhood Advisory Council (see attached motion). All are residents in good standing.** Robert King seconded the motion. Motion passed unanimously.

DESIGN REVIEW COMMITTEE

Robert King **moved that the Board of Directors appoint the following members to the 2014 Design Review Committee (see attached motion). All are residents in good standing.** Amanda Jacks seconded the motion. Motion passed unanimously.

ADJOURN:

Amanda Jacks **moved to adjourn the meeting.** Robert King seconded the motion. Motion passed unanimously. The meeting adjourned at 7:11 PM.

Respectfully Submitted,

Laura Roethlein
Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, January 22, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont
Mike Watjen – Welbourne
Jay Vergel – Foxfield

BOARD MEMBERS ABSENT:

Amanda Jacks – Morven

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER:

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors January 8, 2014 meeting. Bob King seconded the motion. Motion carried unanimously.

Don Brock moved that the Board of Directors approve as submitted the minutes of the Board of Directors November 13, 2013 meeting. Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS – NONE

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

Election of Member to Serve on 2014 Neighborhood Advisory Council

Jennifer Cochran moved that the Board of Directors elect Sarah Wertz to serve on the Oatlands Neighborhood Advisory Council for 2014. Don Brock seconded the motion. Motion carried unanimously.

Resolution #260 –Horsepen Run Adhoc Committee

Jennifer Cochran moved that the Board of Directors adopt Resolution #260 as amended, which establishes and defines the duties and responsibilities of the Horsepen Run Adhoc Committee contingent on correction of typo “External Policies”, #6. Don Brock seconded the motion. Motion carried unanimously.

Election of 2014 Horsepen Run Adhoc Committee Chairperson.

Jennifer Cochran moved that the Board of Directors elect David Barrie as the Chairperson of the Horsepen Run Adhoc Committee. Robert King seconded the motion. Motion carried unanimously.

DRC Application #86249-100513 – Use of Common Area

Jennifer Cochran moved that the Board of Directors approve application #86249-100513 – Use of Common Area, contingent on:

1. Location of "Little Free Library" will be located by the Oatlands playground.
2. Homeowner is to report to the Board quarterly after the unit is installed.

Mike Watjen seconded the motion. Motion carried unanimously. Resident present.

ARCHITECTURAL ITEMS

Annual Review Account #71323 – Minor Violation

Jennifer Cochran moved that the Board of Directors extend the exception to allow the soccer goal only to remain in the front yard for Account #71323. The extension is valid for two years (January 22, 2016) from the date of this motion and contingent upon:

1. The soccer goal will be removed if current owner no longer resides at the property.
2. The soccer goal will be removed upon sale of property.

Mike Watjen seconded the motion. Motion carried 5-1-0. Oatlands opposed. Resident present.

Major Violation

Robert King moved if corrective action is not taken by January 31, 2014 for Major Violation: see attached spreadsheet; the Board agrees to exercise “the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by February 15, 2014, our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Mike Watjen seconded the motion. Motion carried unanimously. Residents not present.

Minor Violations

Don Brock moved if corrective action is not taken by January 31, 2014 for Minor Violations: see attached spreadsheet; the Board may exercise the right to suspend voting rights and the rights to use of the common areas for a period not to exceed sixty (60) days, in accordance with the CountrySide Proprietary Governing Documents. The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Robert King seconded the motion. Motion carried unanimously. One resident present.

FACILITIES

Purchase of Kubota UTV

Don Brock moved that the Board of Directors authorize the purchase of a Kubota RTV 900XTW UTV from Browning Equipment Company for a cost not to exceed \$23,000.00 (to be paid from General Reserves) to replace the aging Treker UTV. Mike Watjen seconded the motion. Motion carried unanimously.

FINANCE

Investment of General Reserve Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing General Reserves Bank of China CD in the approximate amount of \$150,000 into a CD at Zions Direct, for up to one year at the best rate available. Jennifer Cochran seconded the motion. Motion carried unanimously.

Transfer of Operating Funds to Townhouse Reserve

Robert King moved that the Board of Directors authorize the Treasurer to move approximately \$54,000 from the operating account to the Townhouse Reserve Account, to be deposited in the Vanguard core account, prior to year end. Jennifer Cochran seconded the motion. Motion carried unanimously.

Transfer of Operating Funds to General Reserve

Robert King moved that the Board of Directors authorize the Treasurer to move approximately \$51,000 from the operating account to the General Reserve Account, to be deposited in the Fidelity core account, prior to year end. Jennifer Cochran seconded the motion. Motion carried unanimously.

Investment of Operating Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing operating account Sona Bank CD in the approximate amount of \$100,000 plus \$51,000 from the Fidelity core account, into a Fidelity General Reserves CD for up to one year at the best available rate. Jennifer Cochran seconded the motion. Motion carried unanimously.

Investment of Operating Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing operating account Sona Bank CD in the approximate amount of \$60,000 plus \$54,000 from the Vanguard core account, into the Vanguard Townhouse Reserves CD for up to one year at the best available rate. Jennifer Cochran seconded the motion. Motion carried unanimously.

Write Off Uncollectible Debt

Robert King moved that the Board of Directors authorize the Treasurer to write off uncollectible debt for an approximate amount of \$3,158.15. Jennifer Cochran seconded the motion. Motion carried unanimously.

Resolution #272 – Common Driveway Assessment

Robert King moved that the Board of Directors adopt Resolution #272 – Common Driveway Assessment. Jennifer Cochran seconded the motion. Motion carried unanimously.

Award Contract for 2013 Audit

Robert King moved that the Board of Directors approve OAO Mohn to perform the 2013 Audit. Jennifer Cochran seconded the motion. Motion carried unanimously.

Rescind Fines

Robert King moved that the Board of Directors overturn the decisions of the Board of Directors and fines assessed for the following accounts with amounts as indicated be rescinded:

Account #	Amount	Board Action Date	Violation
69479	\$340	1/23/12	2012 Annual
71675	\$130	11/7/12	2012 Annual
76569	\$900	1/27/12	2011 Annual
70766	\$1650	11/3/10 & 8/25/10	Major Violations
69747	\$900	9/26/12	Minor Violation
70550	\$1740	5/23/12 & 9/26/12	Minor & Major Violations

Jennifer Cochran seconded the motion. Motion carried unanimously.

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

Request for AT&T Wireless – Follow-Up Research

The Board of Directors discussed additional research and determined the Governing Documents do not allow for this type of request within CountrySide.

Communication from Eden Village

The Board of Directors discussed communication from Eden Village and determined it is not in the interest of CountrySide to pursue annexation of other neighborhoods.

COMMITTEE REPORTS/Affirmation of E-vote

CRC	November 11, 2013
DRC	October 21, 2013
FAC	November 14, 2013
FIN	November 19, 2013

GRNDS
NAC

November 20, 2013
November 12, 2013

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Don Brock seconded the motion. Motion carried unanimously. The meeting adjourned at 7:56 PM.

Respectfully Submitted,

Lisa Marnet – Acting as Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, February 5, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Mike Watjen – Welbourne
Jay Vergel – Foxfield
Amanda Jacks – Morven

BOARD MEMBERS ABSENT:

Jennifer Cochran – Rokeby
Robert King – Belmont

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Deputy Roy Ortutay

CALL TO ORDER:

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Amanda Jacks moved that the Board of Directors approve as submitted the minutes of the Board of Directors January 22, 2014 meeting. Jay Vergel seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Roy Ortutay discussed the “abandoned vehicle” ordinance and steps taken to enforce.

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

Election of NAC Liaison to Board of Directors for 2014

Don Brock moved to elect Jeff Kretsch as the Neighborhood Advisory Council Liaison to the CountrySide Proprietary Board of Directors for 2014. Amanda Jacks seconded the motion. Motion carried unanimously. Resident not present.

Appointment of Member to Serve on 2014 Neighborhood Advisory Council

Amanda Jacks moved that the Board of Directors appoint Jon Stepro to serve on the Oatlands Neighborhood Advisory Council for 2014. Jay Vergel seconded the motion. Motion carried unanimously. Resident present.

Injunctive Relief

Mike Watjen moved that the Board of Directors authorize legal counsel to proceed with Injunctive Relief for outstanding violations prior to 2014 on the following accounts: 71034, 69449, 92335, 69778, 71607. Don Brock seconded the motion. Motion carried unanimously.

Appeal of DRC Decision- Application 70909-110113

Amanda Jacks moved that the Board of Directors table a decision to the February 26, 2014 Board of Directors meeting. Don Brock seconded the motion. Motion carried 4-1-0. Oatlands opposed. Resident present.

ARCHITECTURAL ITEMS

Minor Violations

Amanda Jacks moved if corrective action is not taken by February 14, 2014 for Minor Violations: see attached spreadsheet; the Board may exercise the right to suspend voting rights and the rights to use of the common areas for a period not to exceed sixty (60) days, in accordance with the CountrySide Proprietary Governing Documents. The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Jay Vergel seconded the motion. Motion carried unanimously. No resident presents.

FACILITIES - NONE

FINANCE - NONE

GROUNDS- NONE

INFORMATION/DISCUSSION ITEMS

Commercial Vehicle parking on private lot

Deputy Ortutay discussed the revised Loudoun County Ordinance defining a Commercial Vehicle. The Board of Directors discussed Resolutions #234 & 262 as related to Commercial Vehicles. Both Resolutions were updated in May 2012. Loudoun County Ordinance as revised was further discussed. Outstanding issue with commercial vehicle parking on a private lot is to be called to the February 26, 2014 Board of Directors meeting.

Design Review Committee Meeting Schedule

2014 Meeting schedule presented to Board as an information item.

DRC Resolutions 1 & 2

As requested at the January 22, 2014 Board of Directors Meeting, DRC Resolutions as required by the Governing Documents were presented to the Board for review and discussion. Donna Cooper reported that DRC Resolution #1 had been adopted by the DRC at the January 27, 2014 Design Review Committee Meeting. Resolution #2 will be created for individual minor violations and presented to the Design Review Committee for adoption. It was discussed to dialogue with Legal Counsel on 1) a cost schedule, 2) what and how to properly notify the resident that the Proprietary will be entering the lot, and 3) how far in advance to notify homeowner that Proprietary will be entering the lot. PMP was also requested to review "Chronic Violation" provision in Resolution 235 for consistency with DRC Resolution #2.

2014 CountrySide Waves

President of the Board of Directors for the CountrySide Waves sent an introductory letter to the CountrySide Proprietary Board of Directors.

Outstanding Compliance Issues Prior to 2013

An update of the outstanding compliance issues prior to 2013 along with actions taken was presented to the Board of Directors.

Request by Boy Scouts

Discussion on Boy Scout troop request to camp in Horsepen Run.

COMMITTEE REPORTS

DRC
FAC

November 25, 2013
January 23, 2014

MANAGEMENT REPORTS

**Management Report
Project List**

ADJOURN:

Amanda Jacks **moved to adjourn the meeting.** Mike Watjen seconded the motion. Motion carried unanimously. The meeting adjourned at 8:06 PM.

Respectfully Submitted,

Lisa Marnet – Acting as Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, February 26, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Amanda Jacks – Morven
Robert King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

NONE

OTHERS PRESENT:

Donna Cooper – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER:

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Amanda Jacks moved that the Board of Directors approve as submitted the minutes of the Board of Directors February 5, 2014 meeting. Jennifer Cochran seconded the motion. Motion carried 6-0-1. Belmont abstained.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Roy Ortutay reminded residents to be aware of their surroundings and if they see anything suspicious, to call the police. Discussed scheduling a joint Shred Event with Cascades and Great Falls Chase in May. All agreed it is a good idea, May 31st is the preferred date.

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

Courier Advertising Rates

Amanda Jacks moved that the Board of Directors approve the Courier Advertising Rates for 2014 as follows: Full Page: \$300, Half Vertical: \$200, Half Horizontal: \$200, Quarter Page: \$125, Business Card: \$75. Mike Watjen seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

Minor Violations

No motion required.

FACILITIES

Parkway Meeting Room Rental Fees

Don Brock moved that the Board of Directors approve the Parkway Meeting Room Rental fees as follows: Four Hour Block: \$100, Hourly Rate Beyond Four Hours: \$25. Jennifer Cochran seconded the motion. Motion carried unanimously.

2014 Pool Guest Pass Fees

Don Brock moved that the Board of Directors approve the 2014 Pool Guest Pass fees as follows:

Single Guest Pass: \$5, Book of 10 Guest Passes: \$40. Jennifer Cochran seconded the motion. Motion carried unanimously.

FINANCE - NONE

GROUNDS- NONE

INFORMATION/DISCUSSION ITEMS

Community Relations Event Schedule

The Board of Directors reviewed the event schedule for 2014. The Board instructed PMP to make date correction and addition of the Shred Event to the schedule.

DRC Resolutions/Resolution #235

The Board of Directors discussed DRC Resolution #1 and Resolution #235. PMP has asked for the Board's feedback on adding "Chronic Violators" from Resolution #235 to DRC Resolution #1.

Spreadsheet – Outstanding Compliance Issues Prior to 2013 Update

The Board of Directors reviewed an updated spreadsheet of properties with outstanding compliance issues prior to 2013.

COMMITTEE REPORTS

CRC	February 6, 2014
DRC	January 27, 2014
NAC	January 14, 2014

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

ADJOURN:

Jennifer Cochran moved to adjourn the meeting. Amanda Jacks seconded the motion. Motion carried unanimously. The meeting adjourned at 7:45 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, March 5, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Amanda Jacks – Morven
Robert King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

NONE

OTHERS PRESENT:

Ed Thomas – PMP
Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Robert King moved that the Board of Directors approve as submitted the minutes of the Board of Directors February 26, 2014 meeting. Amanda Jacks seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Roy Ortutay again reminded residents to be aware of their surroundings and if they see anything suspicious, to call the police. Announced Shred Event will be June 7, 2014 and a request to use Algonkian Elementary School parking lot for the Event has been sent.

GENERAL BUSINESS:

A. OLD BUSINESS

Appeal – DRC Application #70909-110113

Don Brock moved that the Board of Directors overturn the DRC's decision on November 25, 2013 and approve Application #70909-110113, contingent upon the homeowner providing the name of the manufacturer and color sample chip, "Almond". Jennifer Cochran seconded the motion. Motion carried unanimously. Resident present.

Minor Violation #69702-20120409 – Commercial Vehicle

Don Brock moved that the Board of Directors uphold Minor Violation #69702-20120409. Jennifer Cochran seconded the motion. Motion carried unanimously. Residents present.

Minor Violation #69702-20120409 – Extension Request

Don Brock moved that the Board of Directors grant an extension to Minor Violation #69702-20120409 for three months from the date of this ruling. Jennifer Cochran seconded the motion. Motion carried unanimously. Residents present.

B. NEW BUSINESS

Use of Common Ground – Application #96282-010614

Don Brock moved that the Board of Directors approve Application #96282-010614 for use of common ground with the following contingencies:

1. Resident is aware this is an exception.
2. This is a conditional approval and the common area will need to be restored to its original condition upon sale of the property.
3. The area has an easement, which takes priority over this approval.
4. No woody plants and no additional plantings being planted.

Amanda Jacks seconded the motion. Motion carried unanimously. Resident present.

2014 CountrySide Community Guidelines – “Definitions” Revisions

Mike Watjen moved that the Board of Directors adopt the attached revisions to the 2014 CountrySide Community Guidelines “Definitions”. Robert King seconded the motion. Motion carried unanimously.

Vehicle Purchase

Don Brock moved that the Board of Directors deny authorization to purchase a vehicle. No second. Motion failed.

Jennifer Cochran moved that the Board of Directors authorize the purchase of a vehicle for a cost not to exceed \$15,000.00. Don Brock seconded the motion. Motion carried unanimously.

DRC Resolution #1

This motion was tabled to March 26, 2014.

ARCHITECTURAL ITEMS

Appeal – Application #71283-020414

Jennifer Cochran moved that the Board of Directors overturn the DRC’s decision on February 24, 2014 and approve Application #71283-020414, contingent upon the aluminum siding on the house being replaced to match the new vinyl siding on the porch within two years from the date of this ruling (March 5, 2016) or when the property is sold, whichever occurs first. Robert King seconded the motion. Motion carried unanimously. Resident present.

Major Violations

Amanda Jacks moved that if corrective action is not taken by March 14, 2014 for Major Violation: (see attached spreadsheet) the Board agrees to exercise “the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by March 21, 2014 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Robert King seconded the motion. Motion carried unanimously. Resident not present.

Minor Violations

No motion required.

FACILITIES

Purchase Pool Furniture

This motion was tabled to March 26, 2014.

FINANCE

Investing of Operating Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing operating account First Business CD in the approximate amount of \$149,000.00 into a CD at Fidelity for up to eighteen months at the best available rate. Jennifer Cochran seconded the motion. Motion carried unanimously.

Write Off Uncollectible Debt

Robert King moved that the Board of Directors authorize the Treasurer to write off uncollectible debt for an approximate amount of \$3,522.45. Jennifer Cochran seconded the motion. Motion carried unanimously.

GROUND

Loudoun County Storm Water Management Easement

Jennifer Cochran moved that the Board of Directors grant Loudoun County a Blanket Storm Water Management Easement for Parcel A of CountrySide Section T-3-C to allow for repair of a damaged storm drain structure in Foxfield. Robert King seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS – NONE

COMMITTEE REPORTS

FAC	February 20, 2014
FAC	February 27, 2014
FIN	February 18, 2014
GRNDS	February 19, 2014

MANAGEMENT REPORTS

Management Report
Project List

ADJOURN:

Amanda Jacks moved to adjourn the meeting. Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 9:09 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, March 26, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Amanda Jacks – Morven

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors March 5, 2014 meeting. Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Roy Ortutay was present to answer questions.

A resident was present to discuss concerns regarding a trash can violation.

Two residents were present to give an update to the Board of Directors on their commercial vehicle. The residents reported the commercial vehicle will be removed from their lot in April.

GENERAL BUSINESS:

A. OLD BUSINESS

Ruling Clarification – Use of Common Ground Application #96282-010614

Don Brock moved that the Board of Directors approve Application #96282-010614 for use of common ground with the following contingencies:

1. Resident is aware this is an exception.
2. This is a conditional approval and the common area will need to be restored to its original condition upon sale of the property.
3. The area has an easement, which takes priority over this approval.
4. No woody plants and no additional plantings be planted beyond the existing garden that is approximately 28 ft. wide by 50 ft. long.

Jennifer Cochran seconded the motion. Motion carried unanimously. Resident present.

DRC Resolution #1

Jennifer Cochran moved that the Board of Directors recommend that the Design Review Committee adopt the revised DRC Resolution #1 as attached. The revision will read as follows, as the last paragraph of DRC Resolution #1.

FURTHER, any violation issued to a Chronic Violation Property as defined by and in accordance with Resolution #235, Section V, will not be considered to be "abated" for a period of 180 calendar days from the date that notification was mailed or delivered to the owner of record.

Mike Watjen seconded the motion. Motion carried unanimously.

B. NEW BUSINESS

Appeal of DRC Decision – Application #71256-100113

Jennifer Cochran moved that the Board of Directors overturn the DRC decision on October 21, 2013 and approve Application #71256-100113, contingent upon the safety netting and poles are removed when the trampoline is not in use. Robert King seconded the motion. Motion carried 4-2-0. Welbourne and Oatlands opposed. Resident not present.

ARCHITECTURAL ITEMS

Major Violations

No motion required.

Minor Violations

Jennifer Cochran moved if corrective action is not taken by April 4, 2014 for Minor Violations: (see attached list) the Board may exercise the right to suspend voting rights and the rights to use of the common areas for a period not to exceed sixty (60) days, in accordance with the CountrySide Proprietary Governing Documents. The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Robert King seconded the motion. Motion carried unanimously. One resident present.

FACILITIES

Purchase Pool Furniture

Don Brock moved that the Board accept the bid for full length chaise lounges and flat arm chairs to be purchased from Mi Lor via Criterion for an amount not to exceed \$32,000.00. The cost will be applied to GL 9818 and GL 9819. Mike Watjen seconded the motion. Motion carried 5-1-0. Rokeyb opposed.

FINANCE

Investing of Funds – Common Driveway Account CD

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing Washington First Common Driveway Fund CD in the approximate amount of \$136,000 into two separate CD's.

1. One for approximately \$36,000 for a period of not more than six (6) months at the best available rate.
2. One for approximately \$100,000 for a period of not more than thirteen (13) months at the best available rate.

Jennifer Cochran seconded the motion. Motion carried unanimously.

Investing of Funds – Townhouse Reserve Account

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing Beal Bank Townhouse Reserve Fund CD in the approximate amount of \$54,000 into a CD at Vanguard for a period not more than eighteen (18) months at the best available rated. Jennifer Cochran seconded the motion. Motion carried unanimously.

GROUNDS - NONE

INFORMATION/DISCUSSION ITEMS

Resolution #234

The Board of Directors discussed the wording of a Commercial Vehicle and will send any additional changes to PMP.

Resolution #262

The Board of Directors discussed the consistency of the wording in Resolution #234 and #262 and the Loudoun County Ordinances.

Resident Request - Application procedures relating to contractors

The Board of Directors and a resident discussed the issue with installation of incorrect roof shingles. To what extent, if any, would it be possible to hold a contractor responsible? The Board agreed to request NAC and DRC review and make recommendations to the Board on how the application process could be improved.

COMMITTEE REPORTS

CRC	March 6, 2014
DRC	February 24, 2014
FAC	March 13, 2014
FIN	March 18, 2014
Horsepen Run	March 12, 2014
NAC	February 11, 2014

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

ADJOURN:

Robert King **moved to adjourn the meeting.** Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 9:15 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, April 2, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Amanda Jacks – Morven
Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran **moved that the Board of Directors approve as submitted the minutes of the Board of Directors March 26, 2014 meeting.** Robert King seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Roy Ortutay announced he would be transferring to a different community in mid-April. Deputy Ortutay introduced his replacement, Deputy Brad Johnson. The Board of Directors thanked Deputy Ortutay for his services and assistance and welcomed Deputy Johnson to CountrySide.

A resident was present to address concerns regarding rules in CountrySide. The Board of Directors suggested the resident E-mail PMP with questions and concerns.

GENERAL BUSINESS:

A. OLD BUSINESS - NONE

B. NEW BUSINESS

Resolution #234 – Adopt as Revised

Don Brock **moved that the Board of Directors adopt Resolution #234 as revised and attached.** Jennifer Cochran seconded the motion. Motion carried unanimously.

Resolution #262 – Adopt as Revised

Don Brock **moved that the Board of Directors amend Resolution #262 as revised and attached.** Jennifer Cochran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS – NONE

FACILITIES – NONE

FINANCE – NONE

GROUNDS

Engineering Proposal- Townhouse Roadways

Jennifer Cochran **moved that the Board of Directors approve the proposal from Gardner James Engineering to assess the townhouse roadways for a cost not to exceed \$4,760.00. The cost will be applied to the Townhouse Reserve GL 9869.** Don Brock seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS

Pool Timeline

The Board of Directors reviewed the 2014 Pool Season Timeline and PMP reported we are on schedule.

Pool Rules & Regulations Final Version

The Board of Directors reviewed the updates to the Pool Rules and Regulations and noted the updates were to the year, the pool management company and cost of guest passes.

Parkway Meeting Room Rental Rules and Regulations – Final Version

The Board of Directors reviewed the Parkway Meeting Room Rental Rules and Regulations and noted the changes reflected the revised rental fees change effective May 1, 2014.

COMMITTEE REPORTS

GRNDS

March 19, 2014

MANAGEMENT REPORTS

**Management Report
Project List**

ADJOURN:

Don Brock **moved to adjourn the meeting.** Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 8:02 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165

Wednesday, April 23, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Amanda Jacks – Morven
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Jennifer Cochran – Rokeby
Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Amanda Jacks moved that the Board of Directors approve as submitted the minutes of the Board of Directors April 2, 2014 meeting. Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

The Board of Directors and PMP presented Deputy Roy Ortutay with a plaque and a cake-cutting ceremony. Present from Loudoun County Sheriff's office were J.J, Davis, Allen Gabrielli, Roy Ortutay, and Brad Johnson. The Board of Directors thanked Deputy Ortutay for his dedication and service to the CountrySide community. He will be missed.

The new Community Policing Officer, Deputy Andrew "Brad" Johnson was present and reported that there has been no malicious activity in CountrySide.

Supervisor Volpe was present to thank Deputy Roy Ortutay for his outstanding service in CountrySide, and to update the Board of Directors on funding available this summer that is allocated to repave some Loudoun County roads. Supervisor Volpe asked for resident feedback on CountrySide roads that need repaving. She also reported that there will be several new tenants in the CountrySide shopping center and Saul Centers will be upgrading the landscaping. The future of the Regal Movie Theater building is unknown once the movie theater move to Dulles Town Center.

GENERAL BUSINESS:

A. OLD BUSINESS - NONE

B. NEW BUSINESS

Potomac Falls High School Project Graduation Donation

Amanda Jacks moved that the Board of Directors donate \$500.00 to Potomac Falls High School for Project Graduation. Funds will be charged to GL 5315. Don Brock seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

DRC Application #69509-030414

Robert King moved that the Board of Directors overturn the DRC's decision on March 24, 2014 and approve Application #69509-030414, contingent upon:

1. Placement of the shed under the deck
2. Shed color shall match the house siding color
3. Shed is screened with lattice.

Mike Watjen seconded the motion. Motion carried 4-1-0. Oakridge opposed. Resident present.

DRC Application #70258-022014

Motion tabled until May 5, 2014.

DRC Application #79556-021214

Mike Watjen moved that the Board of Directors overturn the DRC's decision on March 24, 2014 and approve application #79556-021214, contingent upon when the roof needs to be replaced or when the property is sold, whichever occurs first, the roof color must be brought into compliance pursuant to the Guidelines at the time of replacement. Robert King seconded the motion. Motion carried 3-0-2. Morven and Belmont abstained. Resident present.

Major Violations

Robert King moved that if corrective action is not taken by May 23, 2014 for Major Violation: (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective May 23, 2014, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by June 2, 2014, our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Don Brock seconded the motion. Motion carried unanimously. One person present.

Minor Violations

Amanda Jacks moved that if corrective action is not taken by May 23, 2014 for Minor Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective May 23, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Mike Watjen seconded the motion. Motion carried unanimously.

FACILITIES

Parkway Pool House Siding Replacement

Don Brock moved that the Board of Directors accept the proposal from Dream Homes to replace the siding, gutters, and trim on the Parkway Pool House for an amount not to exceed \$42,000.00. The cost will be applied to GL 9815. Robert King seconded the motion. Motion and second withdrawn after discussion.

Don Brock moved that the Board of Directors accept the proposal from Dream Homes to replace the siding, gutters, and trim on the Parkway Pool House for an amount not to exceed \$44,000.00. The cost will be applied to GL 9815. Amanda Jacks seconded the motion. Motion carried 4-1-0. Belmont opposed.

Gazebo

Don Brock moved that the Board of Directors accept the proposal from Backyard and Beyond to purchase an 18' Gazebo for an amount not to exceed \$18,000.00. The cost will be applied to GL 6010 and GL 6011. Amanda Jacks seconded the motion. Motion carried unanimously.

Algonkian Elementary School 5th Grade Graduation Pool Party

Don Brock moved that the Board of Directors waive the deposit and rental fees and donate the cost of the lifeguards for the Algonkian Elementary School 5th Grade Graduation Party. The party is to be held at the Lindenwood Pool on Tuesday, June 10, 2014 from 3:15 pm to 5:00 pm. The cost of lifeguards will be paid from GL 5315. Robert King seconded the motion. Motion carried unanimously.

CountrySide Elementary School 5th Grade Graduation Pool Party

Don Brock moved that the Board of Directors waive the deposit and rental fees and donate the cost of the lifeguards for the CountrySide Elementary School 5th Grade Graduation Party. The party is to be held at the Lindenwood Pool on Wednesday, June 11, 2014 from 3:30 pm to 5:30 pm. The cost of lifeguards will be paid from GL 5315. Mike Watjen seconded the motion. Motion carried unanimously.

FINANCE – NONE

FOUNDATIONS – NONE

INFORMATION/DISCUSSION ITEMS

E-mail received from resident – April 2, 2014

The Board of Directors answered the E-mailed questions from a resident and will provide all answers to the resident in writing. Residents were present at the meeting.

COMMITTEE REPORTS

CRC	April 2, 2014
DRC	March 23, 2014
FAC	April 10, 2014
GRNDS	April 16, 2014
HRPN RUN	April 9, 2014
NAC	March 11, 2014

MANAGEMENT REPORTS

Management Report
Project List

EXECUTIVE SESSION

Robert King moved to convene in Executive Session at 9:05 PM. Amanda Jacks seconded the motion. Motion carried unanimously.

Amanda Jacks moved to reconvene in Open Session at 9:15 PM. Mike Watjen seconded the motion. Motion carried unanimously.

ADJOURN:

Amanda Jacks moved to adjourn the meeting. Don Brock seconded the motion. Motion carried unanimously. The meeting adjourned at 9:16 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, May 7, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Amanda Jacks – Morven

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran **moved that the Board of Directors approve as submitted the minutes of the Board of Directors April 23, 2014 meeting.** Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

A resident thanked the Grounds Committee and ValleyCrest for their hard work in keeping the common areas well maintained. The resident also addressed concerns regarding CountrySide's involvement in assisting Supervisor Volpe with creating a list of CountrySide roads that are in need of repair and repaving.

GENERAL BUSINESS:

A. OLD BUSINESS

Appeal – DRC Application #70258-022014

Jennifer Cochran **moved that the Board of Directors overturn the DRC's decision on March 24, 2014 and approved Application #70258-022014, contingent upon when the roof needs to be replaced or when the property is sold, whichever occurs first, the roof color must be brought into compliance pursuant to the Guidelines at the time of replacement.** Don Brock seconded the motion. Motion carried 5-0-1. Belmont abstained. Resident present.

B. NEW BUSINESS

Appeal of Fines – Account #71665

Robert King **moved that the Board of Directors overturned the decision of the Board of Directors on October 6, 2010 and fines assessed in the amount of \$900.00 on Account #71665 for 2010 Annual Inspection be rescinded.** Jennifer Cochran seconded the motion. Motion failed 3-3-0. Foxfield, Oakridge, and Oatlands opposed. Resident not present.

Appeal tabled.

River Bend Middle School Project Graduation

Robert King **moved that the Board of Directors donate \$100.00 to River Bend Middle School for "Project Graduation". Funds will be charged to GL 5315.** Jennifer Cochran seconded the motion. Motion carried unanimously.

2014 DRC Appointment

Don Brock moved that the Board of Directors appoint the following member to serve on the 2014 Design Review Committee for the Welbourne neighborhood:

Gustavo Rey

Mr. Rey is a CountrySide member in good standing. Mike Watjen seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

Appeal – Application #70774-030614

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on April 21, 2014 and approve Application #70774-030614, contingent upon the lattice is a temporary solution until the evergreen bush planted in front of the lattice screening matures. Don Brock seconded the motion. Motion carried 5-1-0. Oakridge opposed. Resident present.

Minor Violations

Don Brock moved that if corrective action is not taken by May 23, 2014 for Minor Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective May 23, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried unanimously. No residents present.

FACILITIES – NONE

FINANCE

Late Fee Forgiveness Program

Robert King moved that the Board of Directors adopt a Late Fee Forgiveness Program, for up to a maximum of six (6) assessment late fees. Eligibility criteria for the program:

1. No applicant who applied and was accepted for 2012 and 2013 may apply for 2014.
2. Applicants must bring their assessment account current and sign up for Direct Debit Program.
3. At least one payment must be received under the Direct Debit Program before the late fee amnesty occurs.
4. Applicants must remain on Direct Debit for at least nine months after signing up.
5. Failure to remain current and make payments within nine months will result in late fees being re-applied to account.

Jennifer Cochran seconded the motion. Motion carried unanimously.

Non-Standard Payment Plan Request – Account #69798

Robert King moved that the Board of Directors approve the attached payment plan for Account #69798. This is a non-standard Payment Plan. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident not present.

Standard Payment Plan – Account #70113

Robert King moved that the Board of Directors approve the attached payment plan for Account #70113. This is a standard Payment Plan. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident not present.

GROUND – NONE

INFORMATION/DISCUSSION ITEMS – NONE

COMMITTEE REPORTS

FINANCE

April 22, 2014

MANAGEMENT REPORTS

Management Report

Financial Report

Project List

EXECUTIVE SESSION

Robert King **moved to convene in Executive Session at 8:05 PM.** Jennifer Cochran seconded the motion. Motion carried unanimously.

Robert King **moved to reconvene in Open Session at 8:31 PM.** Don Brock seconded the motion. Motion carried unanimously.

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Don Brock seconded the motion. Motion carried unanimously. The meeting adjourned at 8:32 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, May 28, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Amanda Jacks - Morven
Jay Vergel – Foxfield

BOARD MEMBERS ABSENT:

Don Brock – Oakridge
Mike Watjen – Welbourne
Robert King – Belmont

OTHERS PRESENT:

Ed Thomas - PMP
Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Rich Ivey – DRC Representative
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:06 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors May 7, 2014 meeting. Amanda Jacks seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

A resident gave an update on their account for their property that is currently being listed for sale.

Supervisor Volpe gave an update on possible funds being released to assist with repairing several roads. PMP will be sending Supervisor Volpe a list of CountrySide roads residents have submitted that could benefit from repair. Supervisor Volpe advised there will be an EPA workshop held for all affected residents that back to the landfill.

Deputy Johnson was present to give an update on the Loudoun County trailer policy and has advised residents to contact the non-emergency police department, rather than contact Deputy Johnson through E-mail.

GENERAL BUSINESS:

A. OLD BUSINESS

Rescind Fine – Account #71665

This motion has been tabled until June 4, 2014.

B. NEW BUSINESS

Suspend Amenities Privileges

Jennifer Cochran moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents: “the right of the Association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association”. The suspensions shall be effective as of May 30, 2014 and shall apply until the following accounts (see attached spreadsheet) have complied and have no unpaid assessments. Amanda Jacks seconded the motion. Motion carried unanimously. Several residents present.

2013 Annual Inspection Extension Request – Account #70637

Amanda Jacks moved that the Board of Directors grant an extension for 2013 Annual Inspection to Account #70637 until July 30, 2014. Jay Vergel seconded the motion. Motion carried unanimously. Resident present.

2013 Annual Inspection Extension Request – Account #69747

Amanda Jacks moved that the Board of Directors grant an extension to Account #69747 for 2013 Annual Inspection for thirty days from the date of this ruling. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident present.

Use of Common Ground

Jennifer Cochran moved that the Board of Directors approve the request for temporary use of common ground with the following conditions:

1. To be used for a 20 x 40 vegetable garden only.
2. Winter rye grass will be planted at the end of each growing season.
3. Must be restored to its natural state prior to the 2017 growing season or must reapply to be granted approval for use of common ground during the first quarter of 2017.
4. This common area must be restored to its original state upon sale of the property. If common area is not restored to its natural state upon sale of property, a \$500 restoration fee will be assessed to the applicant's account.

Amanda Jacks seconded the motion. Motion carried unanimously. Resident not present.

Community Guidelines Update – Roof Checklist

Amanda Jacks moved that the Board of Directors adopt the attached Townhouse Roof Replacement Checklist and add to the 2014 CountrySide Community Guidelines. Jennifer Cochran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

Appeal – Application #70909-110113

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on April 21, 2014 and approve Application #70909-110113, contingent upon the lattice is a temporary solution until sufficient plantings in front of the lattice screening matures. Amanda Jacks seconded the motion. Motion carried unanimously. Resident not present.

Appeal – Application #94324-043014

Amanda Jacks moved that the Board of Directors uphold the DRC's decision on May 19, 2014 and deny Application #94324-043014. Jay Vergel seconded the motion. Motion carried unanimously. Resident present.

Major Violations

Jennifer Cochran moved that if corrective action is not taken by May 30, 2014 for Major Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective May 30, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by June 13, 2014 our legal counsel may file of injunctive relief for the violation, and fees and changes, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Amanda Jacks seconded the motion. Motion carried unanimously. Resident not present.

Minor Violations

Amanda Jacks moved that if corrective action is not taken by May 30, 2014 for Minor Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective May 30, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and

employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried unanimously. No residents present.

FACILITIES – NONE

FINANCE – NONE

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

Request from Homeowner on Glengyle Court

The Board of Directors reviewed a letter submitted by a homeowner on Glengyle Court regarding their request to have their child's bus pick-up and drop-off in their cul-de-sac. The Board advised they have no objections to this.

NAC/DRC Recommendations on Townhouse Trash Receptacle Screening

This item will be discussed at the June 4, 2014 Board of Directors meeting.

COMMITTEE REPORTS

CRC	May 1, 2014
DRC	April 21, 2015
FAC	May 8, 2014
GRNDS	May 21, 2014
HPRN	May 14, 2014
NAC	April 8, 2014

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Amanda Jacks seconded the motion. Motion carried unanimously. The meeting adjourned at 8:40 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, June 4, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Amanda Jacks – Morven
Robert King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

NONE

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran **moved that the Board of Directors approve as submitted the minutes of the Board of Directors May 28, 2014 meeting.** Amanda Jacks seconded the motion. Motion carried 5-0-2. Belmont and Oatlands abstained.

RESIDENTIAL PARTICIPATION/GUESTS – NONE

GENERAL BUSINESS:

A. OLD BUSINESS

Appeal of Fines – Account #71665

Robert King **moved that the Board of Directors overturn the decision of the Board of Directors on October 6, 2010 and January 23, 2013 and fines assessed in the amount of \$1,230.00 on Account #71665 for 2010 and 2012 Annual Inspection Violations be rescinded.** Jennifer Cochran seconded the motion. Motion carried 6-1-0. Oatlands opposed. Resident not present.

DRC Resolution – Account #71665

Amanda Jacks **moved that the Board of Directors direct PMP to proceed with the DRC Resolution to enter onto the property.** Jennifer Cochran seconded the motion. Motion carried unanimously. Resident not present.

B. NEW BUSINESS

ARCHITECTURAL ITEMS

Appeal of DRC Decision – Application #90889-050514

Amanda Jacks **moved that the Board of Directors overturn the DRC's decision on May 19, 2014 and approve Application #90889-050514.** Jennifer Cochran seconded the motion. Motion carried 6-1-0. Oakridge opposed. Resident present.

Appeal of DRC Decision – Application #95139-043014

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on May 19, 2014 and approve Application #95139-043014. Jay Vergel seconded the motion. Motion carried 6-1-0. Oakridge opposed. Resident present.

Appeal of DRC Decision – Application #71164-050114

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on May 19, 2014 and approve Application #71164-050114. Amanda Jacks seconded the motion. Motion carried unanimously. Resident present.

Appeal of DRC Decision – Application #77147-041614

Robert King moved that the Board of Directors uphold the DRC's decision on May 19, 2014 and deny Application #77147-041614. Don Brock seconded the motion. Motion carried unanimously. Resident not present.

Major Violations

Jennifer Cochran moved that if corrective action is not taken by June 13, 2014 for Major Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective June 13, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by June 30, 2014 our legal counsel may file of injunctive relief for the violation, and fees and changes, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Robert King seconded the motion. Motion carried unanimously. Resident not present.

Minor Violations

Robert King moved that if corrective action is not taken by June 13, 2014 for Minor Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective June 13, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried unanimously. No residents present.

FACILITIES – NONE

FINANCE

Payment Plan Request – Account #79711

Robert King moved that the Board of Directors approve the attached payment plan for Account #79711, contingent upon the immediate payment of \$500.00. This is a non-standard payment plan. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident not present.

Investment of Operating Funds

Robert King moved that the Board authorize the Treasurer to invest funds from the maturing operating account Insurance Reserve Compass Bank CD in the approximate amount of \$25,000.00 into a CD at Fidelity for up to one year at the best available rate. Jennifer Cochran seconded the motion. Motion carried unanimously.

Investment of General Reserve Funds

Robert King moved that the Board authorize the Treasurer to invest funds from the maturing General Reserve Ally Bank CD in the approximate amount of \$200,000.00 into a CD at Zions Direct for up to one year at the best available rate. Amanda Jacks seconded the motion. Motion carried unanimously.

Investment of Townhouse Reserve Funds

Robert King moved that the Board authorize the Treasurer to invest funds from the maturing Townhouse Reserve Fifth Third Bank CD in the approximate amount of \$161,000.00 into a CD at Vanguard for up to eighteen months at the best available rate. Jennifer Cochran seconded the motion. Motion carried unanimously.

Write Off Uncollectible Debt

Robert King moved that the Board of Directors authorize the Treasurer to write off uncollectable debt for an approximate amount of \$3,171.25. Amanda Jacks seconded the motion. Motion carried unanimously.

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

NAC/DRC Recommendations on Townhouse Trash Receptacle Screening

The Board of Directors and NAC Liaison discussed the recommendations made by the NAC and DRC regarding townhouse trash receptacle screening.

COMMITTEE REPORTS

FIN

May 20, 2014

MANAGEMENT REPORTS

Management Report
Project List

EXECUTIVE SESSION

Amanda Jacks moved to convene in Executive Session at 7:40 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

Amanda Jacks moved to reconvene in Open Session at 7:55PM. Robert King seconded the motion. Motion carried unanimously.

ADJOURN:

Amanda Jacks moved to adjourn the meeting. Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:03 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, June 25, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont
Jay Vergel – Foxfield

BOARD MEMBERS ABSENT:

Amanda Jacks – Morven
Mike Watjen – Welbourne

OTHERS PRESENT:

Donna Cooper – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors June 4, 2014 meeting. Jay Vergel seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Loudoun Sheriff's Deputy Brad Johnson was present to answer questions. He reported that there has been no malicious activity in CountrySide. .

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS – NONE

ARCHITECTURAL ITEMS

Appeal of DRC Decision – Application #71088-100713

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on November 25, 2013 and approve Application #71088-100713, contingent upon when the roof needs to be replaced, it is replaced with a roof in accordance with the current Guidelines at that time. Jay Vergel seconded the motion. Motion carried unanimously. Resident present.

Major Violations

Robert King moved that if corrective action is not taken by July 3, 2014 for Major Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective July 15, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by July 15, 2014 our legal counsel may file of injunctive relief for the violation, and fees and changes, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Jennifer Cochran seconded the motion. Motion carried unanimously. Residents not present.

Minor Violations

Robert King moved that if corrective action is not taken by July 3, 2014 for Minor Violation: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective July 3, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried unanimously. No residents present.

FACILITIES – NONE

FINANCE

Non-Standard Payment Plan – Account #79711

Robert King moved that the Board of Directors approve the attached Non-Standard Payment Plan for Account #79711. Jennifer Cochran seconded the motion. Motion failed 2-3-0. Foxfield, Rokeby, and Oatlands opposed. Resident not present.

Robert King moved that the Board of Directors approve the attached Non-Standard Payment Plan for Account #79711, contingent upon the approval and processing of the June 2014 ACH payment. Jay Vergel seconded the motion. Motion carried 3-2-0. Oatlands and Rokeby opposed. Resident not present.

EXECUTIVE SESSION

Don Brock moved to convene into Executive Session at 7:40 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

Jennifer Cochran moved to reconvene into Open Session at 7:45PM. Don Brock seconded the motion. Motion carried unanimously.

GROUND – NONE

INFORMATION/DISCUSSION ITEMS

Legislative Update

The Board of Directors reviewed the Virginia Legislative update.

Letter from State Senator Wexton

COMMITTEE REPORTS

FIN	May 20, 2014
FAC	June 12, 2014 – Returned for correction
HPRN	June 11, 2014
NAC	May 13, 2014

MANAGEMENT REPORTS

- Management Report
- Project List

ADJOURN:

Jennifer Cochran moved to adjourn the meeting. Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 8:02 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, July 23, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Amanda Jacks – Morven
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison
Milton Dove – DRC Liaison
Jeremy LaFrancois – DRC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES (Affirmation)

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors June 25, 2014 meeting. Amanda Jacks seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Johnson reported there has not been much activity in CountrySide, but wants to remind residents that the tennis courts and tot lots close at dusk.

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS – NONE

ARCHITECTURAL ITEMS

Appeal of DRC Decision – Application #90172-051414

Don Brock moved that the Board of Directors uphold the DRC's decision on June 23, 2014 and deny Application #90172-051414. Amanda Jacks seconded the motion. Motion carried 4-2-0. Oatlands and Rokeby opposed. Resident present.

Appeal of DRC Decision – Application #71815-052014

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on June 23, 2014 and approve Application #71815-052014. Robert King seconded the motion. Motion failed 2-4-0. Morven, Welbourne, Oatlands, and Oakridge opposed. Resident not present.

Don Brock moved that the Board of Directors uphold the DRC's decision on June 23, 2014 and deny Application #71815-052014. Amanda Jacks seconded the motion. Motion carried 4-2-0. Belmont and Rokeby opposed. Resident not present.

Major Violations

Jennifer Cochran moved that if corrective action is not taken by August 1, 2014 for Major Violation: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective August 1, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by August 15, 2014 our legal counsel may file of injunctive relief for the violation, and fees and changes, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Amanda Jacks seconded the motion. Motion carried unanimously. No residents present.

Minor Violations

Amanda Jacks moved that if corrective action is not taken by August 1, 2014 for Minor Violation: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective August 1, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Don Brock seconded the motion. Motion carried unanimously. No residents present.

FACILITIES

Removal of Invasive Species Along Algonkian Parkway

Jennifer Cochran moved that the Board of Directors approve the proposal from ValleyCrest for removal of invasive species along Algonkian Parkway between CountrySide Blvd and Spotswood Rd. The cost shall not exceed \$4,000.00 and will be applied to GL’s 6129 and 6154. Amanda Jacks seconded the motion. Motion carried unanimously.

Removal of Invasive Species - Asbury Way

Jennifer Cochran moved that the Board of Directors approve the proposal from ValleyCrest for removal of invasive species behind and beside 27 Asbury Way. The cost shall not exceed \$4,000.00 and will be applied to GL’s 6129. Amanda Jacks seconded the motion. Motion carried unanimously.

FINANCE – NONE

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS – NONE

COMMITTEE REPORTS

CRC	June 5, 2014
DRC	June 23, 2014
FAC – Revised	June 12, 2014 (Affirmation)
FAC – Special	June 19, 2014 (Affirmation)
FIN	June 17, 2014 (Affirmation)
GRNDS	June 18, 2014 (Affirmation)
GRNDS	July 16, 2014
HPR	July 9, 2014
NAC	June 10, 2014

MANAGEMENT REPORTS

Management Report
Project List

ADJOURN:

Amanda Jacks **moved to adjourn the meeting.** Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:01 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, August 6, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Amanda Jacks – Morven
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield

OTHERS PRESENT:

Ed Thomas – PMP
Donna Cooper – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors July 23, 2014 meeting. Amanda Jacks seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Two residents were present to discuss their concerns regarding activities that may be going on in common area near their homes.

GENERAL BUSINESS:

A. OLD BUSINESS

Appeal of Tow Ticket #S28993 Dated July 16, 2014

Don Brock moved that the Board of Directors uphold the validity of Tow Ticket #S28993 dated July 16, 2014. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident present.

B. NEW BUSINESS – NONE

ARCHITECTURAL ITEMS

Major Violations

Jennifer Cochran moved that if corrective action is not taken by August 22, 2014 for Major Violation: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective August 1, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by August 29, 2014 our legal counsel may file of injunctive relief for the violation, and fees and changes, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Amanda Jacks seconded the motion. Motion carried unanimously. Resident present.

Minor Violations

Amanda Jacks moved that if corrective action is not taken by August 15, 2014 for Minor Violation: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective August 15, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Robert King seconded the motion. Motion carried unanimously. No residents present.

FACILITIES – NONE

FINANCE

Investment of General Reserve Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing General Reserve Safra National Bank CD in the approximate amount of \$186,000.00 into a CD at Fidelity for twelve (12) months at the best available rate. Jennifer Cochran seconded the motion. Motion carried unanimously.

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

2015 Budget Timeline

The Board of Directors reviewed the 2015 Budget Timeline.

COMMITTEE REPORTS

CRC	July 3, 2014
FAC - Unofficial	July 12, 2014
FAC – Special	July 22, 2014
FIN	July 15, 2014

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

ADJOURN:

Robert King moved to adjourn the meeting. Amanda Jacks seconded the motion. Motion carried unanimously. The meeting adjourned at 8:07 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, August 27, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Amanda Jacks – Morven
Robert King – Belmont

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield
Mike Watjen – Welbourne

OTHERS PRESENT:

Ed Thomas – PMP
Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison
Richard Ivey – DRC Representative
Pat Bour – NAC Chair

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors August 6, 2014 meeting. Amanda Jacks seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Captain Gabrielli was present to answer any questions and to inform the Board that he would periodically be stopping by to answer questions.

Deputy Brad Johnson reported that there were not many incidents in CountrySide; however, there was a small amount of graffiti found. Deputy Johnson again wants to remind residents to keep their car doors locked and valuables out of sight. He also suggested adding a “closed at dark” sign at the entrance of the Parkway Parking Lot and adding an article to the Courier about asking residents to leave their porch lights on at night.

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS – NONE

ARCHITECTURAL ITEMS

Appeal of DRC Decision – Application #94324-061014

Jennifer Cochran moved that the Board of Directors uphold the DRC’s decision on July 21, 2014 and deny Application #94324-061014. Don Brock seconded the motion. Motion carried 3-2-0. Belmont and Oatlands opposed. Resident present.

Appeal of DRC Decision – Application #71574-063014

Don Brock moved that the Board of Directors uphold the DRC’s decision on July 21, 2014 and deny Application #71574-063014. Amanda Jacks seconded the motion. Motion carried unanimously. Resident not present.

Appeal of DRC Decision – Application #70690-061114

Jennifer Cochran moved that the Board of Directors uphold the DRC's decision on July 21, 2014 and deny Application #70690-061114. Don Brock seconded the motion. Motion carried unanimously. Resident not present.

Major Violations

Robert King moved that if corrective action is not taken by September 12, 2014 for Major Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective September 12, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by September 30, 2014 our legal counsel may file of injunctive relief for the violation, and fees and changes, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Don Brock seconded the motion. Motion carried unanimously. Resident not present.

Minor Violations

Jennifer Cochran moved that if corrective action is not taken by September 5, 2014 for Minor Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective September 5, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Amanda Jacks seconded the motion. Motion carried unanimously. No residents present.

FACILITIES

Pool Houses/Clubhouse Renovation – Contractor

Don Brock moved that the Board of Directors select ICM Consulting, LLC to provide the design and build services necessary to complete the interior renovation of the Cromwell, Parkway, and Lindenwood Pool Houses and the Parkway Clubhouse. This service will be performed for a cost not to exceed \$215,000.00 and will be charged to GL's 9815, 9816, & 9817. Amanda Jacks seconded the motion. Motion carried unanimously.

FINANCE

Investment of Townhouse Reserve Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing Townhouse Reserve Susquehanna Bank CD in the amount of \$118,000.00 and the 2014 Townhouse Reserve contribution in the amount of \$104,489 into a CD at Vanguard for not less than 12 months at the best available rate. Amanda Jacks seconded the motion. Motion carried unanimously.

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

Request from Homeowner

The Board of Directors referred the request from a homeowner to the Finance Committee.

COMMITTEE REPORTS

CRC	August 7, 2014
DRC	July 21, 2014
FAC	August 14, 2014
FIN	August 19, 2014
HPRN	August 13, 2014
NAC	July 8, 2014

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

ADJOURN:

Amanda Jacks **moved to adjourn the meeting.** Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:16 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, September 3, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Don Brock – Oakridge
Jennifer Cochran – Rokeby
Amanda Jacks – Morven
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors August 27, 2014 meeting. Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS – NONE

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS – NONE

2015 Election Committee

Jennifer Cochran moved that the Board of Directors establish a 2015 Election Committee in accordance with Resolution #120. Amanda Jacks seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS – NONE

FACILITIES – NONE

FINANCE

2013 Annual Audit – Independent Auditors Report

Robert King moved that the Board of Directors accept the 2013 CountrySide Proprietary Annual Audit/Independent Auditors Report performed by OAO Mohn & Allen, PC. Jennifer Cochran seconded the motion. Motion carried unanimously.

GROUNDS

Trash, Recycling, and Yard Waste Collection Services

Jennifer Cochran moved that the Board of Directors award the contract for trash, recycling, and yard waste collection services for the 2015 calendar year to AAA Recycling and Trash Removal Services. Costs will be applied to GL's 6145 and GL 8545. Don Brock seconded the motion. Motion carried unanimously.

Turf Overseeding

Jennifer Cochran moved that the Board of Directors award the contract for Turf Overseeding to ValleyCrest Landscape Maintenance, Inc. The amount is not to exceed \$6,790.00 and will be charged to GL 6127. Robert King seconded the motion. Motion carried unanimously.

Turf Aeration

Jennifer Cochran moved that the Board of Directors award the contract for Turf Aeration to ValleyCrest Landscape Maintenance, Inc. The amount is not to exceed \$18,255.00 and will be charged to GL 6127. Amanda Jacks seconded the motion. Motion carried unanimously.

Turf Lime Application

Jennifer Cochran moved that the Board of Directors award the contract for Turf Lime Application to ValleyCrest Landscape Maintenance, Inc. The amount is not to exceed \$22,700.00 and will be charged to GL 6127. Robert King seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

Don Brock moved to convene in Executive Session at 7:16 PM. Robert King seconded the motion. Motion carried unanimously.

The Board of Directors discussed attorney-client privileged information and homeowner delinquent accounts.

Jennifer Cochran moved to reconvene in Open Session at 8:05 PM. Amanda Jacks seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS

POA Disclosure Documents

The Board of Directors discussed a request from a homeowner regarding POA Disclosure Documents and the Board has directed PMP to reply to their request.

Accounts with Balances

The Board of Directors reviewed a list of accounts with balances.

Removal of Fines

Robert King moved that the Board of Directors removed fines from account number 71836, 69449, 69926, and 70321. Amanda Jacks seconded the motion. Motion carried unanimously. No residents present.

COMMITTEE REPORTS

GRNDS

August 20, 2014

MANAGEMENT REPORTS

**Management Report
Project List**

ADJOURN:

Amanda Jacks moved to adjourn the meeting. Mike Watjen seconded the motion. Motion carried unanimously. The meeting adjourned at 8:09 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, September 24, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Amanda Jacks – Morven
Robert King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Don Brock – Oakridge

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran **moved that the Board of Directors approve as submitted the minutes of the Board of Directors September 3, 2014 meeting.** Amanda Jacks seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

A resident was present to give the Board of Directors an update on the status of selling her home.

Deputy Johnson was present to report no activity in CountrySide and to answer questions from the Board of Directors and residents.

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

2015 Election Committee – Member Appointments

Robert King **moved that the Board of Directors appoint the following members to the 2015**

Election Committee:

Pat Bour

Yolanda Brooks

Jeff Kretsch

All members are in good standing. Amanda Jacks seconded the motion. Motion carried unanimously. One resident present.

Fall Fest Entertainment Contract

Amanda Jacks **moved that the Board of Directors award the entertainment contract for Fall Fest to SMR, Inc., t/a Talk of the Town. The amount is not to exceed \$9000.00 and will be applied to GL 5312.** Jennifer Cochran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

Appeal of DRC Decision – Application #79243-080614

Mike Watjen moved that the Board of Directors overturn the DRC's decision on August 25, 2014 and approve Application #79243-080614, contingent upon when the property is sold or the roof needs to be replaced, whichever occurs first, the replacement roof must be brought into compliance with the Guidelines at the time of replacement. Amanda Jacks seconded the motion. Motion carried unanimously. Resident present.

Appeal of DRC Decision – Application #69543-080114

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on August 25, 2014 and approve Application #69543-080114, contingent upon the crown molding addition on the right side of the home matching that of the adjacent property located at 8 Lindenwood Court and indicated on the photograph provided by the resident. The scallops/fish scales on the front of the home must remain the same in color and style. Amanda Jacks seconded the motion. Motion carried unanimously. Resident present.

Major Violations

Jennifer Cochran moved that if corrective action is not taken by October 10, 2014 for Major Violation: (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective October 10, 2014, 2014, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by October 31, 2014, our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Amanda Jacks seconded the motion. Motion carried unanimously. No residents present.

Minor Violations

Jennifer Cochran moved that if corrective action is not taken by October 3, 2014 for Minor Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective October 3, 2014 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Robert King seconded the motion. Motion carried unanimously. One resident present.

FACILITIES – NONE

GROUNDS – NONE

EXECUTIVE SESSION

Jennifer Cochran moved to convene in Executive Session at 8:00 PM. Amanda Jacks seconded the motion. Motion carried unanimously.

The Board of Directors discussed the status of a delinquent account and the financial aspects of another account.

Robert King moved to reconvene in Open Session at 8:25 PM. Amanda Jacks seconded the motion. Motion carried unanimously.

FINANCE

Payment Plan – Account #71075

This motion was tabled to the October 1, 2014 Board of Directors Meeting.

INFORMATION/DISCUSSION ITEMS

Political Signs

The Board of Directors discussed a recommendation from NAC to add a section in the Guidelines regarding political signage. After Board of Directors discussion it was agreed not to pursue this recommendation as there is currently a Guideline regarding signs.

Electronic Voting on NAC & DRC Applications

The Board of Directors reviewed a petition to amend Resolution #232 to include e-voting on applications involving property settlement. After discussion the Board of Directors it was agreed not to move forward with this request as there is a process in place that works. The Board agreed with e-votes for application issues when extenuating circumstances are present. The Board has concerns that there may be a greater chance of mistakes being made when rushing to have an application approved.

COMMITTEE REPORTS

CRC	September 4, 2014
DRC	August 25, 2014
FAC	September 11, 2014
FIN	September 16, 2014
HPRN	September 10, 2014
NAC	August 12, 2014

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

ADJOURN:

Amanda Jacks **moved to adjourn the meeting.** Mike Watjen seconded the motion. Motion carried unanimously. The meeting adjourned at 8:51 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, October 1, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Don Brock – Oakridge
Amanda Jacks – Morven
Robert King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

NONE

OTHERS PRESENT:

Ed Thomas – PMP
Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Aimee Round – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors September 24, 2014 meeting. Amanda Jacks seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS – NONE

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

Appointment to Rokeby NAC for 2014

Jennifer Cochran moved Denise Moldover be appointed to serve on the Rokeby Neighborhood Advisory Council for 2014. Amanda Jacks seconded the motion. Motion carried unanimously. Resident not present.

Remove Fines

Robert King moved that the Board of Directors remove fines from the following account numbers:

Account #69778 in the amount of \$6,820.00

Account #70189 in the amount of \$1,320.00

Don Brock seconded the motion. Motion carried unanimously. Residents not present.

November 2014 Board of Directors Meeting Schedule

Don Brock moved that the Board of Directors cancel the CountrySide Proprietary Board of Directors Meeting scheduled for November 26, 2014 and schedule a CountrySide Proprietary Board of Directors Meeting for Wednesday, November 12, 2014. The meeting will be at 7:00 PM at the Parkway Meeting Room. Jennifer Cochran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

2014 Annual Inspection Violations

Robert King moved that if corrective action is not taken by October 17, 2014 for Annual Inspection Violations: (see attached spreadsheet) the Board agrees to exercise "the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by October 31, 2014, our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3- Enforcement of Governing Documents. Jennifer Cochran seconded the motion. Motion carried unanimously. One resident present.

FACILITIES – NONE

GROUNDS – NONE

FINANCE

Payment Plan – Account #71075

Robert King moved that the Board of Directors approve the attached payment plan for Account #71075. This payment plan will be reviewed in six months and is a non-standard Payment Plan. Jennifer Cochran seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS

Accounts owing over \$2,000.00

The Board of Directors reviewed a list of accounts that have balances over \$2,000.00

COMMITTEE REPORTS

FAC Special Meeting September 23, 2014
GRNDS September 17, 2014

MANAGEMENT REPORTS

Management Report
Project List

ADJOURN:

Amanda Jacks moved to adjourn the meeting. Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:45 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, October 22, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Don Brock – Oakridge
Amanda Jacks – Morven
Robert King – Belmont
Jay Vergel – Foxfield

BOARD MEMBERS ABSENT:

Mike Watjen – Welbourne

OTHERS PRESENT:

Donna Cooper – PMP
Laura Roethlein – PMP
Aimee Round – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Amanda Jacks moved that the Board of Directors approve as submitted the minutes of the Board of Directors October 1, 2014 meeting. Jay Vergel seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Johnson was present to answer any questions the Board of Directors or residents had. He also suggested that we make our "Closed at Dark" signs more visible at Horsepen Run and at our tot lots that have experienced problems in the past.

GENERAL BUSINESS:

- A. OLD BUSINESS – NONE
- B. NEW BUSINESS – NONE

ARCHITECTURAL ITEMS

Appeal – Major Violation #70084-082114

The Board of Directors and Homeowner agreed the Homeowner will submit an application for the shed and was given an extension on Major Violation #70084-082114 until November 30, 2014 to do so.

Appeal – Application #70085-090214

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on September 22, 2014 and approve Application #70085-090114-1, contingent upon the shed being screened with proper screening. Robert King seconded the motion. Motion carried 4-2-0. Morven and Oakridge opposed. Resident present.

Major Violations

Robert King moved that if corrective action is not taken by November 7, 2014 for Major Violations: (see attached spreadsheet) the Board agrees to exercise "the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by December 1, 2014, our legal counsel may file for injunctive relief for the

violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Jennifer Cochran seconded the motion. Motion carried unanimously. Residents not present.

2014 Annual Inspection Violations

Jennifer Cochran moved that if corrective action is not taken by November 7, 2014 for Annual Inspection Violations: (see attached spreadsheet) the Board agrees to exercise “the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by December 1, 2014, our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Amanda Jacks seconded the motion. Motion carried unanimously. Several residents present.

Minor Violations

Jay Vergel moved that if corrective action is not taken by October 31, 2014 for Minor Violations: (see attached spreadsheet) the Board agrees to exercise “the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Amanda Jacks seconded the motion. Motion carried unanimously. One resident present.

FACILITIES

HVAC System for Parkway Facility– Affirmation

Don Brock moved that the Board of Directors accept the bid from S & S Heating and Cooling to replace the HVAC System at the Parkway Facility for an amount not to exceed \$27,500.00. Amanda Jacks seconded the motion. Motion carried unanimously.

Parkway Tot Lot

Don Brock moved that the Board of Directors accept the bid from Miracle Recreation to replace the Parkway Tot Lot for an amount not to exceed \$48,000.00. The cost will be paid from the General Reserves, GL 9854. Jennifer Cochran seconded the motion. Motion carried 5-1-0. Rokeby opposed.

Chelmsford Tot Lot

Don Brock moved that the Board of Directors accept the bid from Miracle Recreation to replace the Chelmsford Tot Lot for an amount not to exceed \$35,000.00. The cost will be paid from the General Reserves, GL 9855. Jennifer Cochran seconded the motion. Motion carried 5-1-0. Rokeby opposed.

FINANCE – NONE

GROUNDS – NONE

Landscape Maintenance Services – Second Year Contract Option

Jennifer Cochran moved that the Board of Directors exercise the second year contract option with Valleycrest Landscape Maintenance Services for Landscape Maintenance in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2015 through December 31, 2015. All other provisions of the agreement will remain in full force and effect. Amanda Jacks seconded the motion. Motion carried unanimously.

Tree Services Agreement – Second Year Contract Option

Jennifer Cochran moved that the Board of Directors exercise the second year contract option with Valleycrest Landscape Maintenance Services for Tree Services in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be October 1, 2014 through September 30, 2015. All other provisions of the agreement will remain in full force and effect. Robert King seconded the motion. Motion carried unanimously.

Snow Removal Services – Second Year Contract Option

Jennifer Cochran moved that the Board of Directors exercise the second year contract option with Valleycrest Landscape Maintenance Services for Snow Removal Services in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be October 1, 2014 through September 30, 2015. All other provisions of the agreement will remain in full force and effect. Don Brock seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS

CountrySide Waves

The Board of Directors reviewed a request from the CountrySide Waves regarding paying lifeguards during swim practices. The Board has agreed not to get involved between the Waves and Titan Pools.

Request from Senator Wexton

The Board of Directors reviewed an E-mail from Senator Wexton's office requesting to come speak to the Board to introduce herself, talk about issues that affect CountrySide, and give updates from the General Assembly. The Board asked PMP to coordinate a convenient time for Senator Wexton to speak to the Board in early 2015.

COMMITTEE REPORTS

CRC	October 2, 2014
FAC	October 9, 2014
GRNDS	October 15, 2014
NAC	September 9, 2014

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

EXECUTIVE SESSION

Amanda Jacks moved to convene in Executive Session at 8:35 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

The Board of Directors discussed the management company contract.

Amanda Jacks moved to reconvene in Open Session at 8:51 PM. Robert King seconded the motion. Motion carried unanimously.

Management Contract

Robert King moved that the Board of Directors award the 2015 management contract to Property Management People, Inc. (PMP). Don Brock seconded the motion. Motion carried unanimously.

ADJOURN:

Amanda Jacks moved to adjourn the meeting. Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:52 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, November 5, 2014

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Don Brock – Oakridge
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Amanda Jacks – Morven
Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet - PMP
Laura Roethlein – PMP
Jeff Kretsch – NAC Liaison

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as submitted the minutes of the Board of Directors October 22, 2014 meeting. Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS – NONE

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

2015 Annual Budget

Robert King moved that the Board of Directors adopt the 2015 Annual Budget as written and attached. Jennifer Cochran seconded the motion. Motion carried unanimously.

Community Guidelines – 2014 Updated and Revisions

Mike Watjen moved that the Board of Directors adopt the attached updates and revisions for the 2015 CountrySide Community Guidelines, with the trampoline verbiage removed from the Guidelines. Don Brock seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

Appeal – DRC Application #71017-093014

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on October 27, 2014 and approve Application #71017-093014. Mike Watjen seconded the motion. Motion carried unanimously. Resident present

Homeowner Request – Account #71485

Jennifer Cochran moved that the Board of Directors deny the request by Account #71485 to allow commercial vehicle to park at the Parkway Parking Lot. The homeowner may park in assigned parking space through December 15, 2014. Don Brock seconded the motion. Motion carried unanimously. Resident present.

2014 Annual Inspection Violations

Jennifer Cochran moved that if corrective action is not taken by November 21, 2014 for Annual Inspection Violations: (see attached spreadsheet) the Board agrees to exercise "the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by December 15, 2014, our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3- Enforcement of Governing Documents. Robert King seconded the motion. Motion carried unanimously. No residents present.

Minor Violations

No motion required.

FACILITIES

Pool Management Contract – First Year Option

Don Brock moved that the Board of Directors exercise the first year contract option with Titan Pool Management for pool management services in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2015 through December 31, 2015. All other provisions of the agreement will remain in full force and effect. Robert King seconded the motion. Motion carried unanimously.

FINANCE

Write Off Uncollectible Debt

Robert King moved that the Board of Directors authorize the treasurer to write off uncollectible debt for an approximate amount of \$2,703.51. Jennifer Cochran seconded the motion. Motion carried unanimously.

Revision to Common Driveway Maintenance Escrow and Repair

Robert King moved that the Board of Directors revise the Common Driveway Maintenance Escrow and Repair form as attached. The revision is to remove the current requirement for three bids, with the other procedures remaining as is. Jennifer Cochran seconded the motion. Motion carried unanimously.

GROUND – NONE

INFORMATION/DISCUSSION ITEMS

Board of Directors Meeting – November 12, 2014

The Board of Directors discussed the necessity of having a Board Meeting on November 12, 2014 and determined from PMP there is nothing currently pending for the agenda.

Board of Directors Meeting – November 12, 2014

Don Brock moved that the Board of Directors cancel the Board of Directors Meeting on November 12, 2014. Robert King seconded the motion. Motion carried unanimously.

COMMITTEE REPORTS

DRC	September 22, 2014
FAC Special Mtg	October 23, 2014
FIN	October 21, 2014

MANAGEMENT REPORTS

Management Report
Project List

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 7:52 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary