

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS MEETING**  
Parkway Meeting Room  
46020 Algonkian Parkway, Sterling, Virginia 20165  
Wednesday, August 1, 2018

**BOARD MEMBERS PRESENT:** Dave Barrie – Oatlands  
Robert King – Belmont  
Anne Steingass – Foxfield  
Rob Heckman – Morven  
Penelope Francke – Oakridge  
Kumar Sangaran - Rokeby

**BOARD MEMBERS ABSENT:** None

**OTHERS PRESENT:** Donna Cooper – PMP  
Loretta deLamare– PMP  
Ed Thomas - PMP

**CALL TO ORDER:**  
Dave Barrie called the meeting to order at 7:00 PM.

**APPROVAL OF MEETING MINUTES:**  
Rob Heckman **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting July 25, 2018.** Penny Francke seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** No Residents or guests were in attendance.

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**6 Pidgeon Hill Drive-Addendum to Lease Agreement:** discussed in Executive Session. Directed PMP to move forward with negotiations and research options

**ARCHITECTURAL ITEMS:**

**2017 Annual Inspection Violations:** Bob King moved **if corrective action is not taken by August 17, 2018 for 2017 ANNUAL Inspection Violations account #69629, 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 on a date to be determined 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 14, 2018 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. Anne Steingass seconded the motion. Motion passed unanimously.

**Minor Violations:** Anne Steingass moved **if corrective action is not taken by August 17, 2018 for MINOR violations: (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 17, 2018 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. Rob Heckman seconded the motion. Motion passed unanimously.

**FACILITIES:** None

**FINANCE:**

**Standard Payment Plan Acct. # 71774:** Bob King moved that the Board of Directors approve the attached payment plan for account #71774. This is a standard Payment Plan. Rob Heckman seconded the motion. Motion passed unanimously.

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:**

**Association Complaints RPO6202018-1 and RPO6202018-2:** discussed in Executive Session. Robert King will respond in writing to the complainant.

**COMMITTEE REPORTS:**

Facilities Committee	July 12, 2018 revised
Finance Committee	July 17, 2018
Grounds Committee	July 18, 2018

**MANAGEMENT REPORTS:**

Management Report  
Project List

**EXECUTIVE SESSION:**

Bob King moved to enter into Executive Session. Penny Francke seconded the motion. Executive Session commenced at 7:15 pm. Rob Heckman moved to exit Executive Session. Penny Francke seconded the motion. Executive Session ended at 9:45 pm.

**ADJOURN:**

Bob King moved to adjourn the meeting. Anne Steingass seconded the motion. Motion carried unanimously. The meeting adjourned at 9:45 PM.

Respectfully Submitted,

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Loretta deLamare – Recording Secretary