

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS MEETING**  
Parkway Meeting Room  
46020 Algonkian Parkway, Sterling, Virginia 20165  
Wednesday, August 22, 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  
Lisa Marnet – PMP  
Residents in attendance - 5

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

**APPROVAL OF MEETING MINUTES:**  
Penny Francke **moved that the Board of Directors approve as written the August 1, 2018 minutes of the Board of Directors Meeting.** Anne Steingass seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 5 Residents were in attendance. Items discussed: violations and common area landscape maintenance.

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Pidgeon Hill Drive – Letter of Intent:** Bob King moved **that the Board of Directors accept the lease terms as indicated on the attached Letter of Intent from Summit Commercial Real Estate as agent for the owner(s) of 2 Pidgeon Hill Drive.** Rob Heckman seconded the motion. The motion passed unanimously.

**Fall Fest Amusement/Services Entertainment Contract:** Bob King moved **that the Board of Directors award the entertainment contract for the 2018 Annual Fall Fest Amusement and entertainment services to Talk of the Town. The amount shall not exceed \$9000.00 and will be applied to GL 5312.** Rob Heckman seconded the motion. Motion passed unanimously.

**ARCHITECTURAL ITEMS:**

**2018 Annual Inspection Violation Account #71222:** Bob King moved **to grant an extension to September 7, 2018 for 2018 Annual Inspection Violation Account #71222.** Anne Steingass seconded the motion. 5 Votes For. Morven Abstained. Motion Carried. Resident was in attendance.

**2018 Annual Inspection Violation Account #112536:** Rob Heckman moved **to grant an extension to August 1, 2019 for 2018 Annual Inspection Violation Account #112536.** Kumar Sangaran seconded the motion. Motion passed unanimously. Resident was in attendance.

**2018 Annual Inspection Violation Account #71464:** Rob Heckman moved to grant an extension to October 31, 2018 for 2018 Annual Inspection Violation Account #71464. Kumar Sangaran seconded the motion. Motion passed unanimously. Resident was in attendance.

**2018 Annual Inspection Violation Account #72974:** Bob King moved to grant an extension to August 30, 2018 for 2018 Annual Inspection Violation Account #72974. Rob Heckman seconded the motion. Motion passed unanimously. Resident was in attendance.

**2018 Annual Inspection Violations:** Bob King moved if corrective action is not taken by September 7, 2018 for 2018 ANNUAL Inspection Violations, 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 on September 7, 2018 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 October 1, 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.

**Major Violations:** Rob Heckman moved if corrective action is not taken by September 7, 2018 for 2018 MAJOR Inspection Violations; (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 September 7, 2018 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 October 1, 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:** Bob King moved if corrective action is not taken by August 31, 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 31, 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. Penny Francke seconded the motion. Motion passed unanimously.

**FACILITIES:**

**Lindenwood Pool Filters:** Penny Francke moved that the Board of Directors award the contract for replacement of four main filters and the wading pool filter at Lindenwood pool to NVblu for a cost not to exceed \$12,000. The cost of replacement filters will be applied to GL 9807. Rob Heckman seconded the motion. Motion passed unanimously.

**FINANCE:** None

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:**

**2015 Major Violations – Outstanding  
Board Rulings – Tudor Townhouse Roofs  
Hidden Lane Landfill:  
Thank You Letter:**

**COMMITTEE REPORTS:**

Community Relations Committee	August 2, 2018
Facilities Committee	August 9, 2018
Grounds Committee	August 15, 2018
Neighborhood Advisory Council	July 11, 2018

**MANAGEMENT REPORTS:**

Management Report  
Financial Reports  
Project List

**EXECUTIVE SESSION:**

**ADJOURN:**

Bob King **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:50PM.

Respectfully Submitted,

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Loretta deLamare – Recording Secretary