

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, September 5, 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
Ed Thomas - PMP

CALL TO ORDER:
Dave Barrie called the meeting to order at 7:03 PM.

APPROVAL OF MEETING MINUTES:
Rob Heckman moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting August 22, 2018. Anne Steingass seconded the motion. Votes for: 5. Oakridge Abstained. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance. Items discussed: Parking and Violation.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

2019 Election Committee: Bob King moved that the Board of Directors establish a 2019 Election Committee in accordance with Resolution #120. Kumar Sangaran seconded the motion. Motion passed unanimously.

November Board Meeting: Bob King moved that the Board of Directors cancel the Board of Directors meeting scheduled for Wednesday, November 28, 2018. Rob Heckman seconded the motion. Motion passed unanimously.

Lease Terms-2 Pidgeon Hill Drive: Bob King moved that the Board of Directors enter into a lease agreement for 2 Pidgeon Hill Drive, Suite 560, Sterling VA commencing January 1, 2019. The term of the lease will be five years with a 5-year option. Penny Francke seconded the motion. Motion passed unanimously.

ARCHITECTURAL ITEMS:

2018 Annual Inspection Violations: Bob King moved if corrective action is not taken by September 28, 2018 for 2018 ANNUAL Inspection Violations, 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 28, 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 November 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. Rob Heckman seconded the motion. Motion passed unanimously.

Minor Violations: Bob King moved if corrective action is not taken by September 14, 2018 for MINOR violations: 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 14, 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: None

GROUND: None

INFORMATION/DISCUSSION ITEMS:

2016 Major Violations-Outstanding
Morven Townhouse Parking
Resolutions 233, 234 and 262
Proposed Office Space Configuration

COMMITTEE REPORTS:

Design Review Committee	July 23, 2018
Finance Committee	August 21, 2018

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION: Rob Heckman moved **that the Board of Directors enter into Executive Session.** Anne Steingass seconded the motion. Motion passed unanimously. Executive Session commenced at 7:59PM. Bob King moved **that the Board of Directors end Executive Session.** Rob Heckman seconded the motion. Motion passed unanimously. Executive Session ended at 9:00PM.

ADJOURN:

Bob King **moved to adjourn the meeting.** Rob Heckman seconded the motion. Motion carried unanimously. The meeting adjourned at 9:01 PM.

Respectfully Submitted,

Loretta deLamare – Recording Secretary