

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS MEETING**

Parkway Meeting Room  
46020 Algonkian Parkway, Sterling, Virginia 20165  
Wednesday, January 23, 2019

**BOARD MEMBERS PRESENT:**

Dave Barrie – Oatlands  
Robert King – Belmont  
Penelope Francke – Oakridge

**BOARD MEMBERS ABSENT:**

Jennifer Michael - Morven

**OTHERS PRESENT:**

Catherine Neelley – PMP  
Lisa Marnet – PMP  
Alicia McKenna-Graves – PMP  
Loretta deLamare– PMP  
Ed Thomas - PMP  
10 Residents/Guests

**CALL TO ORDER:**

Dave Barrie called the meeting to order at 7:01 PM.

**APPROVAL OF MEETING MINUTES:**

- 1.1 Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 2, 2019. Bob King seconded the motion. Motion carried unanimously.
- 1.2 Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting November 7, 2018. Bob King seconded the motion. Motion passed unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:**

3 Residents participated. Items discussed: Architectural Appeals, Request to Grounds, Violations

**GENERAL ACTION:**

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

**Appointment to the Board of Directors for Rokeby Neighborhood:**

Bob King moved that the Board of Directors appoint Kumar Sangaran to represent the Rokeby Neighborhood on the CountrySide Proprietary Board of Directors for 2019, effective immediately. Penny Francke seconded the motion. Motion passed unanimously.

**2019 DRC Appointment – Rokeby:**

Bob King moved that the Board of Directors appoint Abdul Alqassab, a member in good standing, to serve as the Rokeby representative on the 2019 Design Review Committee. Penny Francke seconded the motion. Motion passed unanimously.

**ARCHITECTURAL ITEMS:**

**Minor Violations:**

Bob King moved if corrective action is not taken by February 4, 2019 for MINOR violations: (see attached list ) the Board agrees to exercise in accordance with Restrictions, Article IV, Section 1(d) "*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*" effective February 16, 2019.

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. 10 residents were in attendance.

**Major Violations:**

Penny Francke moved if corrective action is not taken by February 8, 2019 for MAJOR Inspection Violation, the Board will exercise the rights "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" at a future date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violations are not corrected by February 28, 2019 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. Bob King seconded the motion. Motion passed unanimously.

**2018 Annual Inspections Violations:**

Bob King moved if corrective action is not taken by February 15, 2019 for ANNUAL Inspection Violations (see attached spreadsheet) the Board will exercise the rights "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" at a future date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violations are not corrected by February 28, 2019 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. Penny Francke seconded the motion. Motion passed unanimously.

**2018 Annual Inspection Violation Account # 69770:**

Bob King moved that the Board of Directors grant an extension to August 18, 2019 for the 2018 Annual Inspection violation for Account # 69770. Penny Francke seconded the motion. Motion passed unanimously. 1 Resident was in attendance.

**2018 Annual Inspection Violation Account # 71644:**

Bob King moved that the Board of Directors grant an extension to May 24, 2019 for the 2018 Annual Inspection violation for Account # 71644. Penny Francke seconded the motion. Motion passed unanimously. 1 Resident was in attendance.

**Appeal of DRC Denial Application #69805-121718, Fence:**

Bob King moved that the Board of Directors overturns the DRC's decision on January 14, 2019 and approve application # 69805-121718, contingent upon the fence style being the standard Mount Vernon Style 4' fence, per the guidelines. Penny Francke seconded the motion. Motion passed unanimously. 1 Resident was in attendance

**FACILITIES:** None

**FINANCE:** None

**GROUND:** None

**INFORMATION/DISCUSSION ITEMS:** NONE

**COMMITTEE REPORTS:**

Community Relations Committee	November 1, 2018
Design Review Committee	October 22, 2018 & November 14, 2018
Facilities Committee	November 5, 2018
Finance Committee	November 20, 2018 & January 15, 2019

Grounds Committee

October 17, 2018

Neighborhood Advisory Council

November 14, 2018

November 13, 2018

**MANAGEMENT REPORTS:**

Management Report

Financial Reports

Project List

**EXECUTIVE SESSION:**

Bob King **moved to start Executive Session.** Penny Francke seconded the motion. Motion passed unanimously.  
Executive Session commenced at 8:43 PM

Bob King **moved to end Executive Session.** Penny Francke seconded the motion. Motion passed unanimously.  
Executive Session ended at 8:46 PM.

**ADJOURN:**

Bob King **moved to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously.  
The meeting adjourned at 8:47 PM.

Respectfully Submitted,

---

Alicia McKenna-Graves – Recording Secretary