

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, June 26, 2019

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Robert King – Belmont
Penelope Francke – Oakridge
Kumar Sangaran – Rokeby
Fredrik Wallin - Welbourne

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Catherine Neelley – PMP
Lisa Marnet – PMP
Ed Thomas – PMP
Alicia McKenna-Graves– PMP

CALL TO ORDER:

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

APPROVAL OF MEETING MINUTES:

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 5, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

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

- Application 69876-050119

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

2018 Annual Audited Financial Statements Independent Auditors Report

Bob King moved that the Board of Directors accept the 2018 CountrySide Proprietary Annual Audit/ Independent Auditors Report performed by Malvin Riggins+Co. Penny Francke seconded the motion. The motion passed unanimously.

Removal of 2019 Amenities Privileges

Bob King 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 July 1, 2019 and shall apply until the following accounts have complied with maintenance requests and/ or have no unpaid assessments. Penny Francke seconded the motion. The motion passed unanimously.

Amendment to Resolution #266

Bob King moved that the Board of Directors adopt Resolution #266 as amended. Penny Francke seconded the motion. The motion passed unanimously.

ARCHITECTURAL ITEMS:

Appeal of DRC Decision Application #69876-050119

Fredrik Wallen moved that the Board of Directors overturn the DRC’s decision on May 20, 2019 and approve application # 69876-050119. Kumar Sangaran seconded the motion. The motion passed unanimously.

Minor Violations

Penny Francke moved if corrective action is not taken by July 6, 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 July 6, 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. Fredrik Wallen seconded the motion. The motion passed unanimously.

Major Violations

Bob King move if corrective action is not taken by July 6, 2019 for this Major Annual 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 July 6, 2019, 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 1, 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. The motion passed unanimously.

FACILITIES: None

FINANCE:

Sandy Springs Bank CD

Bob King moved that the Board of Directors accept the Finance Committee recommendation to re-invest with Sandy Spring's Bank the funds from the CD which matured on June 3, 2019. Penny Francke seconded the motion. The motion passed unanimously.

GROUNDS:

Meskill Court Common Area Drainage

Bob King moved that the Board of Directors award the contract to correct the common area drainage between 3 & 5 Meskill Court to BrightView, proposal 6769282 for a cost not to exceed \$5745.00. The cost will be applied to GL 9556. Fredrik Wallin seconded the motion. The motion passed unanimously.

INFORMATION/DISCUSSION ITEMS:

COMMITTEE REPORTS:

Community Relations Committee	June 6, 2019
HPR	June 12, 2019
Neighborhood Advisory Council	May 14, 2019

MANAGEMENT REPORTS:

- Management Report
- POA
 - o Price will increase beginning July 1, 2019.
 - o Buyer can reject contract within 3 days.
 - o HOA could be liable if not everything is disclosed in POA documents.
- Pool Passes Income
- Financial Reports

Project List

EXECUTIVE SESSION:

ADJOURN:

Bob King **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 7:40 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary