

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

Parkway Meeting Room  
46020 Algonkian Parkway, Sterling, Virginia 20165  
Wednesday, July 24, 2019

**BOARD MEMBERS PRESENT:**

Dave Barrie – Oatlands  
Robert King – Belmont  
Penelope Francke – Oakridge  
Kumar Sangaran – Rokeby

**BOARD MEMBERS ABSENT:**

Fredrik Wallin - Welbourne

**OTHERS PRESENT:**

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

**CALL TO ORDER:**

Dave 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 minutes of the Board of Directors Meeting July 3, 2019.** Kumar Sangaran seconded the motion. Motion carried unanimously.

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

- Resident attended the meeting to voice concerns about the condition of common areas on Palmer Court. The resident was advised that the issues would be better addressed at the next Grounds meeting.
- Resident attended the Board meeting to discuss the architectural review process of DRC applications. The resident was invited to attend future NAC & DRC meetings to get involved with the committees.

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**ARCHITECTURAL ITEMS:**

**Minor Violations**

Bob King **moved if corrective action is not taken by August 3, 2019 for MINOR violations 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 August 3, 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.

**Chronic Violation Designation**

Bob King **moved that the Board of Directors designate Account #71508 a “chronic violation property” as defined in Resolution 235.**

*A "chronic violation property" is a lot within the Proprietary that has been violated on three (3) separate occasions in a ninety (90) day period, regardless of whether the violation(s) is corrected within said timeframe. The Proprietary's Management Agent shall ensure that multiple contemporaneous violations are combined into a single violation. For a property to be considered a "chronic violation property", the Proprietary must notify the property owner in writing of each violation, and such notification must be mailed or delivered to the property owner, at the owner's address on record with the Proprietary, within seven (7) calendar days of the date that the Proprietary documents said violation.*

If the property remains free of violations for twelve consecutive months from the date that it was designated a "chronic violation property", it shall no longer be considered a chronic violation property until such time as it again meets the criteria for that designation. Penny Francke seconded the motion. Motion passed unanimously.

#### **Major Annual Violations**

Penny Francke moved if corrective action is not taken by August 10, 2019 for this Major Annual violation 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 10, 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 October 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. Bob King seconded the motion. Motion passed unanimously.

#### **Annual Inspection Violations**

Bob King moved if corrective action is not taken by August 9, 2019 for Annual Inspection/Major 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 August 10, 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 Sept 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. Kumar Sangaran seconded the motion. Motion passed unanimously.

**FACILITIES:** None

**FINANCE:**

#### **Payment Plan Request for Account #70998**

Bob King moved that the Board of Directors approve the payment plan for account 70998. This is a Nonstandard Payment Plan. Penny Francke seconded the motion. Oatlands voted against the motion. Motion passed.

#### **Payment Plan Request for Account #70243**

Bob King moved that the Board of Directors approve the payment plan for account 70243. This is a Nonstandard Payment Plan. Penny Francke seconded the motion. Motion passed unanimously.

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:**

- Rezoning Meeting: Regal Cinemas Property.

**COMMITTEE REPORTS:**

Community Relations Committee	July 8, 2019
Design Review Committee	June 24, 2019
Finance Committee	July 16, 2019
HPR	July 10, 2019
Neighborhood Advisory Council	June 11, 2019

**MANAGEMENT REPORTS:**

Management Report  
Financial Reports  
Project List

**EXECUTIVE SESSION:** None

**ADJOURN:**

Bob King **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously.  
The meeting adjourned at 8:35 PM.

Respectfully Submitted,

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Alicia McKenna-Graves – Recording Secretary