

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

Parkway Meeting Room  
46020 Algonkian Parkway, Sterling, Virginia 20165  
Wednesday, August 28, 2019

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

Kumar Sangaran - Rokeby

**OTHERS PRESENT:**

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

**CALL TO ORDER:**

Dave Barrie called the meeting to order at 7:05 PM.

**APPROVAL OF MEETING MINUTES:**

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting August 7, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

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

**Deferment of Major Violation for Account #121200**

Roddy Dean moved that the Board of Directors delay legal council action until December 31, 2019 against Account #121200, contingent upon the fence being taken down. Along with the understanding that the Amenities privileges are still suspended until corrective action is taken or the violation has been abated. Bob King seconded the motion. Motion passed unanimously.

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Suspension 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 September 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. Motion passed unanimously.

**ARCHITECTURAL ITEMS:**

**Minor Violations**

Bob King moved if corrective action is not taken by September 6, 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 September 7, 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 Wallin seconded the motion. Motion passed unanimously.

**Major Violations**

Bob King moved if corrective action is not taken by September 13, 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 September 14, 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. Penny Francke seconded the motion. Motion passed unanimously.

**Annual Inspection Violations**

Bob King moved if corrective action is not taken by September 6, 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 September 7, 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. Fredrik Wallin seconded the motion. Motion passed unanimously.

**FACILITIES:** None

**FINANCE:**

**Payment Plan Request for Account 70252**

Bob King moved that the Board of Directors approve the attached payment plan for account 70252. This is a standard Payment Plan. Penny Francke seconded the motion. Rokeby was absent. Motion passed.

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:**

**COMMITTEE REPORTS:**

Design Review Committee	July 22, 2019
Finance Committee	August 20, 2019
HPR	August 14, 2019
Neighborhood Advisory Council	July 9, 2019

**MANAGEMENT REPORTS:**

Management Report

-Ed Thomas discussed recent VA Supreme Court case involving local HOA and holiday lighting.

Financial Reports

Project List

**EXECUTIVE SESSION:** NONE

**ADJOURN:**

Bob King **moved to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously.

The meeting adjourned at 8:11 PM.

Respectfully Submitted,

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Alicia McKenna-Graves – Recording Secretary