

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, September 25, 2019

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Robert King – Belmont
Penelope Francke – Oakridge
Kumar Sangaran – Rokeby
Fredrik Wallin – Welborne
Roddy Dean - Morven

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Catherine Neelley – PMP
Alicia McKenna-Graves– PMP

CALL TO ORDER:

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

APPROVAL OF MEETING MINUTES:

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting September 4, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

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

- Appeal of Towing Tickets #360179 & #36392
- Extension for Minor Violation #71710

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Appeal of Tow Ticket #360179 Dated July 16, 2019

Penny Francke moved that the Board of Directors overturn the validity of Tow Ticket #360179 dated July 16, 2019 and recommend to Road Runner Wrecker Services that they reimburse the towing fee to the resident for its entirety of \$275. Kumar Sangaran seconded the motion. Motion passed unanimously.

Appeal of Tow Ticket #360392 Dated July 18, 2019

Bob King moved that the Board of Directors overturn the validity of Tow Ticket #360392 dated July 18, 2019 and recommend to Road Runner Wrecker Services that they reimburse the towing fee to the resident for its entirety of \$175. Fredrik Wallin seconded the motion. 5 voted for the motion, 1 voted against the motion. Motion passed.

Appointments to the 2020 Election Committee

Penny Francke moved that the Board of Directors appoint the following member to the 2020 Election Committee: Jeff Kretsch, Pat Bour, & Tim Shaw. All are members in good standing. Roddy Dean seconded the motion. Motion passed unanimously.

ARCHITECTURAL ITEMS:

Extension of Minor Violation #71710

Roddy Dean moved that the Board of Directors grant an extension for Minor Violation #71710 to October 10, 2019. Kumar Sangaran seconded the motion. Motion passed unanimously.

Minor Violations

Bob King moved if corrective action is not taken by October 4, 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 October 5, 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.

Major Violations

Bob King moved if corrective action is not taken by October 11, 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 October 12, 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 November 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. Roddy Dean seconded the motion. Motion passed unanimously.

Annual Violations

Bob King moved if corrective action is not taken by October 11, 2019 for 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 October 12, 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 November 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.

DRC Coordinator Authority to Grant Extensions

The Board tabled this motion for revision.

FACILITIES: None

FINANCE: None

GROUNDS:

Annual Turf Aeration

Fredrik Wallin moved the Board of Directors award the contract for Turf Aeration to BrightView Landscape Services, Inc., proposal 7017341. The amount shall not to exceed \$18,255 and will be charged to GL 6127. Bob King seconded the motion. Motion passed unanimously.

Turf Overseeding

Fredrik Walling moved the Board of Directors award a contract for Turf Overseeding to BrightView Landscape Services, Inc., proposal 7017345. The amount shall not exceed \$6,790 and will be charged to GL 6127. Bob King seconded the motion. Motion passed unanimously.

Fall Turf Topdressing

Fredrik Wallin moved the Board of Directors award the contract for Turf Topdressing to BrightView Landscape Services, Inc., proposal 7035149. The amount shall not to exceed \$9280 and will be charged to GL 6127. Bob King seconded the motion. 5 voted for the motion, 1 voted against. Motion passed.

Tree & Shrub Replacements

Fredrik Wallin moved the Board of Directors award the contract for Tree & Shrub replacements to BrightView Landscape Services, Inc., proposal 7035060. The amount shall not to exceed \$9995.00 and will be charged to GL 6127. Bob King seconded the motion. Motion passed unanimously.

Turf Lime Application

Fredrik Wallin moved the Board of Directors award the contract for Turf Lime Application to BrightView Landscape Services, Inc. The amount shall not to exceed \$5000 and will be charged to GL 6127. Bob King seconded the motion. Motion passed unanimously.

Drainage Work Between 3 & 5 Meskill Court

Fredrik Wallin moved the Board of Directors award a contract for drainage work on the common ground between 3 and 5 Meskill to BrightView Landscape Services, Inc., proposal 6769282 The cost shall not to exceed \$5745 and will be charged to GL 9556. Bob King seconded the motion. Motion passed unanimously.

INFORMATION/DISCUSSION ITEMS:

COMMITTEE REPORTS:

Community Relations Committee	September 5, 2019
Facilities Committee	August 8, 2019; September 12, 2019
HPR	September 11, 2019
Neighborhood Advisory Council	August 13, 2019

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION:

Bob King moved to begin an Executive Session at 8:20 PM. Penny Francke seconded the motion. Executive Session ended at 8:44 PM. No action was taken.

ADJOURN:

Bob King moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 8:55 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary