

2019
Board of
Directors
Meeting
Minutes

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, January 2, 2019

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Jennifer Miller - Morven

OTHERS PRESENT:

Catherine Neelley – PMP
Loretta deLamare– PMP
Alicia McKenna- Graves – PMP
Ed Thomas - PMP

CALL TO ORDER:

Ed Thomas called the meeting to order at 7:01 PM.

RESIDENTIAL PARTICIPATION/GUESTS: 1Resident was in attendance.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: Election of Officers

1. Election Of Officers

- i. President:** Bob King moved that the Board of Directors elect Dave Barrie as the President of CountrySide Proprietary Board of Directors for 2019. Penny Francke seconded the motion. Motion passed unanimously.
 - ii. Vice President:** Bob King moved that the Board of Directors elect Penny Francke as the Vice President of the CountrySide Proprietary Board of Directors for 2019. Dave Barrie seconded the motion. Motion passed unanimously.
 - iii. Secretary:** Penny Francke moved that the Board of Directors elect Jennifer Miller as the Secretary of the CountrySide Proprietary Board of Directors for 2019. Bob King seconded the motion. Motion passed unanimously.
 - iv. Treasurer:** Penny Francke moved that the Board of Directors elect Bob King as the Treasurer of the CountrySide Proprietary Board of Directors for 2019. Dave Barrie seconded the motion. Motion passed unanimously.
- 2. Ad-Hoc Horsepen Run Committee:** Bob King moved to adopt Resolution #260 as amended. Penny Francke seconded. Motion passed unanimously.
- 3. Election of Committee Chairpersons/ Liasons**
- i. Community Relations Committee Chairperson:** Penny Francke moved that the Board of Directors elect Dave Barrie as the Chairperson of the CountrySide Proprietary Community Relations Committee for 2019. Bob King seconded the motion. Motion passed unanimously.
 - ii. Design Review Committee Board Liason:** Deferred to January 23 BOD meeting.
 - iii. Facilities Committee Chairperson:** Bob King moved that the Board of Directors elect Penny Francke as the Chairperson of the CountrySide Proprietary Facilities Committee for 2019. Dave Barrie seconded the motion. Motion passed unanimously.
 - iv. Finance Committee Chairperson:** Penny Francke moved that the Board of Directors elect Bob King as the Chairperson of the CountrySide Proprietary Finance Committee for 2019. Dave Barrie seconded the motion. Motion passed unanimously.
 - v. Grounds Committee Chairperson:** Dave Barrie moved that the Board of Directors elect Jennifer Miller as the Chairperson of the CountrySide Proprietary Grounds Committee for 2019. Penny Francke seconded the motion. Motion passed unanimously.

- vi. **NAC Committee Liason:** Bob King moved that the Board of Directors elect Pat Bour and Jeff Kretsch as the Neighborhood Advisory Council Liaisons to the CountrySide Proprietary Board of Directors for 2019. Penny Francke seconded the motion. Motion passed unanimously.
 - vii. **Horsepen Run Adhoc Committee Chairperson:** Penny Francke moved that the Board of Directors elect Dave Barrie as the Chairperson of the CountrySide Proprietary Horsepen Run Adhoc Committee for 2019. Bob King seconded the motion. Motion passes unanimously.
4. **Election of NAC Members:** Bob King moved the following members be elected to the Neighborhood Advisory Council for 2019. .
- Belmont:** Tim Shaw, Art Rodriguez, Barbara O'Connor, Louis Kaiser, Inge Nystrom
 - Foxfield:** Devin Reise, Elizabeth McMahon, Sean Mascara
 - Morven:** Brenda Koontz, Jonathan Breslow, Jean- Michel Brunet
 - Oatlands:** Courtney Hasbrouck, Jonathan Chwirut, Selena McLean- Hudson, Allyson Roach, Kimberly Roth
 - Oakridge:** Mike Sziende, Damian Lee Baker, Deblyn Flack, Brynn Hunt, Traci Medlock
 - Rokeby:** Pat Bour, Yolanda Brooks, Denise Moldover, James Krips, Diane Bohn
 - Welbourne:** Diane Blunt, Nicole Rossi, Fredrik Wallin, David Torres
- All are CountrySide members in Good Standing**
- Penny Francke seconded the motion. Motion passed unanimously
5. **Design Review Committee:** Bob King moved that the Board of Directors elect the following members to serve on the 2019 Design Review Committee.
- Belmont:** Rodney Collins
 - Foxfield:** Lisa Viafore
 - Morven:** Will Vigil
 - Oatlands:** Sarah Wertz
 - Oakridge:** Roy Weidner
 - Rokeby:** Vacant
 - Welbourne:** Gustavo Rey
- All are CountrySide members in Good Standing**
- Penny Francke seconded the motion. Motion passed unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS: None

MANAGEMENT REPORTS: None

EXECUTIVE SESSION: None

ADJOURN:

Bob King moved to adjourn the meeting. Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 7:16 PM.

Respectfully Submitted,

Alicia McKenna- Graves – Recording Secretary

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

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, February 6, 2019

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Robert King – Belmont
Jennifer Michael – Morven

BOARD MEMBERS ABSENT: Penny Francke
Kumar Sangaran

OTHERS PRESENT: Catherine Neelley – PMP
Alicia McKenna-Graves - PMP

CALL TO ORDER:
Dave Barrie called the meeting to order at 7:04 PM.

APPROVAL OF MEETING MINUTES:
Bob King **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 23, 2019.** Jennifer Michael seconded the motion. Motion carried unanimously.

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

Representatives Chris Stone, and Dennis Cumbie from Loudoun County and Casey Knight from Timmons Group presented a proposal on a Stream Restoration Project that would include sections in Horse Pen Run. Loudoun County was seeking approval and support for the project. Bob King **moved that the Board of Directors issue a letter of support for the HPR Stream Restoration Project and authorize the President to sign any necessary paperwork, contingent upon approval by the attorney.** Jennifer Michael seconded the motion. The motion passed unanimously.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

INFORMATION/DISCUSSION ITEMS:

Community Manager updated the Board on Air BnB, CondoCerts, and Fall Fest Donations.

MANAGEMENT REPORTS:

Project List

EXECUTIVE SESSION: None

ADJOURN:

Bob King **moved to adjourn the meeting.** Jennifer Michael seconded the motion. Motion carried unanimously. The meeting adjourned at 7:37 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, February 27, 2019

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Robert King – Belmont
Jennifer Michael – Morven
Penelope Francke – Oakridge
Kumar Sangaran - Rokeby

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

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

CALL TO ORDER:

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

APPROVAL OF MEETING MINUTES:

Bob King moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 6, 2019. Kumar Sangaran seconded the motion. 4 members voted for, 1 abstained.

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

Minor Violation Abated

Resident attended the Board meeting to provide evidence that their violation was corrected. Upon discussion between the Board and the DRC, evidence was sufficient enough to abate the violation.

BOD Support of Traffic Calming Letter to Loudoun County Transportation Dept

Penny Francke moved that the Board of Directors support sending a letter, to be drafted by Brynn Hunt, to the Loudoun County Transportation Department about Rutherford Cir speeding issues, contingent upon review of the letter. Jennifer Michael seconded the motion. Motion passed unanimously.

New Board Candidate

Fredrik Wallin gave brief speech on his background and why he was applying to become a Board member. After speech, the Board of Directors voted on his appointment.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Appointment to the Board of Directors for Welborne Neighborhood:

Penny Francke moved that the Board of Directors appoint Fredrik Wallin to represent the Welborne Neighborhood on the CountrySide Proprietary Board of Directors for 2019, effective immediately. Jennifer Michael seconded the motion. Motion passed unanimously.

ARCHITECTURAL ITEMS:

1. **Appeal of DRC Decision: Application #92034-010219**

Penny Francke moved that the Board of Directors uphold the DRC's decision on January 14, 2019 and deny application #92034-010219. Fredrik Wallin seconded the motion. Motion passed unanimously.

2. **Minor Violations**

Bob King moved if corrective action is not taken by March 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 March 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. 1 Resident was in attendance.

3. **Major Violations**

Penny Francke moved is corrective action is not taken by March 15, 2019 for MAJOR Inspection Violations the Board will exercise *"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 April 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.

FACILITIES: None

FINANCE: None

GROUNDS:

Engineering Support

Jennifer Michael moved that the Board of Directors approve the estimate from Gardner Engineering, Inc. to complete the core samples and create the engineering documents for the 2019 Phase 4 street repairs for an amount to not exceed \$5,100.00. The cost will be applied to GL9554. Penny Francke seconded the motion. Motion passed unanimously.

INFORMATION/DISCUSSION ITEMS:

- Certified mail for Violation letters: \$10/letter, starting Jan. '19
- Finance & CRC Meetings will be held at CountrySide Office

COMMITTEE REPORTS:

Community Relations Committee

February 7, 2019

CountrySide Proprietary

February 27, 2019

2 of 3

Design Review Committee	January 14, 2019
Facilities Committee	February 11, 2019
Finance Committee	January 15 & February 19, 2019
Grounds Committee	February 21, 2019
HPR	February 13, 2019
Neighborhood Advisory Council	January 8, 2019

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Bob King **moved to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously.
The meeting adjourned at 7:45 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, March 6, 2019

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Jennifer Michael

OTHERS PRESENT:

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

CALL TO ORDER:

Dave Barrie called the meeting to order at 7:07 PM.

APPROVAL OF MEETING MINUTES:

Penny Francke **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 27, 2019.** Kumar Sangaran seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents/Guests were in attendance. Items discussed:

- **Presentation – LCPS Safe Routes to School Proposed Project**
LCPS Planning Section representative Sara Howard-O'Brien led a presentation to the Board to gain support to build new walkways for children to walk to CountrySide Elementary School. She was assisted by Suzanne Volpe of DTCL.

Bob King **moved that the Board of Directors support the LCPS Safe Routes to School Project.** Penny Franke seconded the motion. Motion passed unanimously.
- Architectural Applications

GENERAL BUSINESS:

A. OLD BUSINESS:

Letter to Loudoun County DOT Regarding Traffic Calming Study

The Board was assisted by Suzanne Volpe in revising the letter to Loudoun County DOT. No motion was made.

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Email to Oakridge Residents Re: Traffic Calming Study
 - On Hold
- Loudoun County Traffic Calming Brochure

- Tree Cutting at Trump National
- Traffic Accident on CountrySide Blvd
- Flood plain Stream Restoration Project support letter
- Pool season: Update on timeline, Raised age of unaccompanied child to 12 years old
- Assessment of Administrative Fees
- Cromwell Pool water shut off valve

COMMITTEE REPORTS: None

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

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,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, March 27, 2019

BOARD MEMBERS PRESENT:

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

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 7:01 PM.

APPROVAL OF MEETING MINUTES:

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting March 6, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 0 Residents were in attendance.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

ARCHITECTURAL ITEMS:

Minor Violations

Jennifer Michael moved if corrective action is not taken by April 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 April 13, 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. Bob King seconded the motion. Motion passed unanimously.

FACILITIES:

Parkway Wading Pool Repairs

Penny Francke moved that the Board of Directors award the contract for Parkway Wading Pool Repair to Crystal Blu Aquatics for a cost to not exceed \$13, 545 [\$12, 314 plus an additional 10% (1231) for unforeseen incidentals.] The cost of repairs will be applied to GL 9801. Bob King seconded the motion. The motion passed unanimously.

Algonkian Elementary School 5th Grade Graduation Party

Penny Francke moved that the Board of Directors waive the deposit and rental fees and donate the cost of lifeguards for the Algonkian Elementary School 5th Grade Graduation Pool party. The party is to be held at the Lindenwood Pool on Tuesday, May 28, 2019 from 3pm to 5:30pm. The cost of the lifeguards will be paid from GL 5315. Jennifer Michael seconded the motion. Motion passed unanimously.

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

Zoning Ordinance Amendment (ZOAM) – 2018-0005

Determined that CountrySide properties are not directly affected.

House Fire Reconstruction

Millard Ct. House Fire. Determined that per OSHA, there must be a portable toilet on site for the duration of the rebuild. Cleaning hoses cannot reach to the rear of the house. As such, the unit must remain in front of the house for weekly cleanings. The restoration company will build a lattice fence stall around the unit with the opening facing the residence, to soften the visual impact.

COMMITTEE REPORTS:

Community Relations Committee	March 7, 2019
HPR	March 13, 2019
Neighborhood Advisory Council	February 12, 2019

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Bob King moved to adjourn the meeting. Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 7:28 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, April 3, 2019

BOARD MEMBERS PRESENT:

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

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 March 27, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance. Items discussed: AirBnB rentals, Hidden Lane Landfill

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Road Runner Wrecker Service Inc. First year contract option

Penny Francke moved that the Board of Directors exercise the first-year contract option with Road Runner Wrecker Service, Inc to provide towing services in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be April 1, 2019 through March 31, 2020. All other provisions of the agreement will remain in full force and effect. Bob King seconded the motion. Motion passed unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- 1) A resident from the Oatlands community gave a presentation addressing concerns with Short term Rentals (AirBnB). The resident urged the Board to consider banning such types of rentals.
- 2) A resident from the Oatlands community presented an update on the Hidden Lane Landfill. The EPA is now in the stage of assessing redevelopment.

COMMITTEE REPORTS:

Design Review Committee	February 25, 2019
Facilities Committee	March 14, 2019
Grounds Committee	March 20, 2019

MANAGEMENT REPORTS:

Project List

ADJOURN:

Bob King **moved to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 8:03 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

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

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Fredrik Wallin - Welbourne

OTHERS PRESENT:

Albert Zangrilli
Jean King
Catherine Neelley – PMP
Alicia McKenna-Graves– PMP
Lisa Marnet - PMP

CALL TO ORDER:

Dave Barrie called the meeting to order at 7:10 PM.

APPROVAL OF MEETING MINUTES:

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 3, 2019. Jennifer Michael seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance.

- Items discussed:
 - Appeal of DRC Application

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

ARCHITECTURAL ITEMS:

Appeal of DRC Decision Application #118608-021419

Bob King moved that the Board of Directors overturn the DRC's decision on January 14, 2019 and approve application #118608-021419 contingent upon the planting of mature landscaping to block the view from the street. Penny Francke seconded the motion. Motion passed unanimously.

Minor Violations

Bob King moved if corrective action is not taken by May 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 April 11, 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. The motion passed unanimously.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

2019 Pool Rules & Regulations
2019 Meeting Room Rental Procedures

COMMITTEE REPORTS:

Community Relations Committee	April 4, 2019
Finance Committee	March 26, 2019
Grounds Committee	April 17, 2019
HPR	April 10, 2019
Neighborhood Advisory Council	March 12, 2019

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION: None

ADJOURN:

Kumar Sangaran **moved to adjourn the meeting.** Bob King seconded the motion. Motion carried unanimously.
The meeting adjourned at 7:45 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, May 1, 2019

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Jennifer Michael - Morven

OTHERS PRESENT:

Catherine Neelley – PMP
Alicia McKenna-Graves– PMP

CALL TO ORDER:

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

APPROVAL OF MEETING MINUTES:

Bob King moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 24, 2019. Penny Francke seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 0 Residents were in attendance.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

Rutherford Speed Study

A meeting was held to discuss the process for a Traffic Calming Study. The study will be conducted before the end of the school year.

Surveillance Cameras

A discussion was held about the use of security cameras and faux cameras to monitor the CountrySide community public spaces. For privacy reasons, it was agreed upon that cameras would not be used in CountrySide.

Pool Season Update

Pool stickers to be sent out this week. The Parkway wading pool has been repaired. The Proprietary Office will be open extended hours for select days in May and June, this information is on the website and in the Courier.

Annual Inspections

New program CondoCerts is now working. Residents have been advised that each violation will be sent separately unlike in years past.

VDOT Paving

Discussed residents inquiries about VDOT paving schedule. Determined VDOT does not communicate with CountrySide about paving schedule. Residents must contact VDOT.

COMMITTEE REPORTS:

Design Review Committee
Finance Committee

March 25, 2019
April 16, 2019

MANAGEMENT REPORTS:

Project List

ADJOURN:

Bob King **moved to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously.
The meeting adjourned at 7:35 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, May 22, 2019

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Robert King – Belmont
Penelope Francke – Oakridge
Kumar Sangaran – Rokeby
Fredrik Wallin - Welborne

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Catherine Neelley – PMP
Lisa Marnet – PMP
Loretta deLamare - PMP

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

APPROVAL OF MEETING MINUTES:
Kumar Sangaran **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 1, 2019.** Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENT PARTICIPATION & PRESENTATIONS:
4 Residents were in attendance. Items discussed: maintenance and architectural violations, drainage concern, livestock inquiry.

GENERAL ACTION:
Old Business - None
New Business:

Election of Committee Chairperson – Grounds: Penny Francke **moved that the Board of Directors elect Fredrik Wallin as the Chairperson of the CountrySide Proprietary Grounds Committee for 2019.** Kumar Sangaran seconded the motion. Motion passed unanimously.

Election of Board Secretary: Penny Francke **moved that the Board of Directors elect Kumar Sangaran as the Secretary of the CountrySide Proprietary Board of Directors for 2019.** Fredrik Wallin seconded the motion. Motion passed unanimously.

ARCHITECTURAL ITEMS

Minor Violations: Penny Francke **moved if corrective action is not taken by June 1, 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 June 8, 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.

Architectural Violations: Fredrik Wallin **moved if corrective action is not taken by June 1, 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 June 1, 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. Kumar Sangaran seconded the motion. Motion passed unanimously.

FACILITIES

CountrySide Elementary School 5th Grade Party: Penny Francke moved **that the Board of Directors waive the deposit and rental fees and donate the cost of the lifeguards for the Algonkian Elementary School 5th Grade Graduation Pool party. The party is to be held at the Lindenwood Pool on Monday, June 3, 2019 from 4:30 pm to 7:30 pm. The cost of lifeguards will be paid from GL 5315.** Fredrik Wallin seconded the motion. Motion passed unanimously.

FINANCE - None

GROUNDS - None

INFORMATION/DISCUSSION ITEMS

Parkway Meeting Room Procedures, Rules, and Regulations (Revised)
Resignation of Morven Director Jennifer Michael

COMMITTEE REPORTS -

Community Relations Committee	May 2, 2019
Design Review Committee	
Facilities Committee	
Finance Committee	
Grounds Committee	
Horsepen Run Adhoc	May 8, 2019
Neighborhood Advisory Council	April 9, 2019

MANAGEMENT REPORTS

Management Report
Financials
Project List

EXECUTIVE SESSION: Penny Francke moved **to enter into Executive Session.** Kumar Sangaran seconded the motion. Executive Session commenced at 7:09PM. Penny Francke moved **to close Executive Session.** Kumar Sangaran seconded the motion. Executive session ended at 7:15PM.

ADJOURN:

Bob King **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:50PM.

Respectfully Submitted,

Loretta deLamare – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, May 29, 2019

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Kumar Sangaran – Rokeby

OTHERS PRESENT:

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

CALL TO ORDER:

Dave Barrie called the meeting to order at 7:03 PM.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance. Items discussed:

Board of Directors Extension for Account #69770 Violations

Penny Francke moved that the Board of Directors combine the violations and grant an extension to August 31, 2019. Bob King seconded the motion. Oakridge & Welbourne voted for the motion, Oatlands & Belmont voted against the motion. The motion did not pass.

Board of Directors Extension for Account #94226 Violations

Fredrik Wallin moved that the Board of Directors grant an extension to September 30, 2019. Penny Francke seconded the motion. Oatlands, Oakridge, & Welbourne voted for the motion, Belmont voted against the motion. The motion passed.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Suspension of 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 June 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.

INFORMATION/DISCUSSION ITEMS:

Candidate for Supervisor Request to Address the Board

Ms. Juli Briskman reached out to the Proprietary Office to be added to the agenda for one of the June Board Meetings. Her intention was to introduce herself as a candidate for the Board of Supervisors for the Algonkian District. The Board declined to add it to the agenda. They did not feel that they could invite one candidate to address the Board without including all candidates for the Algonkian Supervisor’s seat. The Board asked the Community Manager to let Juli know that they look forward to working with her if she is elected.

EXECUTIVE SESSION:

ADJOURN:

Bob King **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 8:01 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, June 5, 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
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 May 22, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 29, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance. Items discussed:

- Appeal of DRC App. 69717-050119-2

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Appeal of DRC denial -application #69717-050119-2 – 58 Carrollton Rd

Kumar Sangaran moved that the Board of Directors overturn the DRC's decision on May 20, 2019 and approve application #69717-050119-2. Bob King seconded the motion. Belmont, Oatlands, & Rokeby voted for the motion. Oakridge & Welbourne voted against the motion. The motion passed.

Minor Violations

Bob King moved if corrective action is not taken by June 15, 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 June 22, 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. Kumar Sangaran seconded the motion. Motion passed unanimously.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

COMMITTEE REPORTS:

Facilities Committee	May 9, 2019
Finance Committee	May 21, 2019
Grounds Committee	May 15, 2019

MANAGEMENT REPORTS:

Management Report

○ **2019 Pool Income**

The CountrySide Community Manager went over the Pool earnings for the last week of May, and the first week of June.

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 7:45 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

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

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, July 3, 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
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 June 26, 2019.** Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Resident were in attendance. Items discussed:

- CountrySide Drainage Issues

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

CountrySide Drainage Issues

A Ground Committee representative presented information on the on-going concern over drainage issues and standing water within the community. She asked for guidance from the Board of Directors as the community ages the requests for assistance from the residents become more frequent and costly in remediation. The Board of Directors held a general discussion.

Extending Temporary Maintenance Staff

The Community Manager spoke about extending the contract for the seasonal Grounds hire from June 28th to September 27th, 2019, to assist the full-time staff with upcoming projects. The Board held a discussion. A decision was not made.

COMMITTEE REPORTS:

Design Review Committee	May 20, 2019
Facilities Committee	June 13, 2019
Finance Committee	June 18, 2019
Grounds Committee	June 19, 2019

MANAGEMENT REPORTS:

Management Report
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 8:41 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

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,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, August 7, 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:

Supervisor Suzanne Volpe, Algonkian District
John Sandy, Assistant County Administrator, Loudoun County
Roddy Dean – Board of Directors candidate
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 24, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Resident was in attendance. Items discussed:

- Request for Extension

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Appointment to the Board of Directors for Morven Neighborhood:

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

Appeal of Tow Ticket #360179 Dated July 16, 2019

Neither the resident or a Road Runner Wrecking representative was in attendance. The Board tabled the appeal to a September Board meeting, when the homeowner and a Road Runner representative could be present to answer questions from the Board.

Appeal of Tow Ticket #360392 Dated July 18, 2019

Neither the resident or a Road Runner Wrecking representative was in attendance. The Board tabled the appeal to a September Board meeting, when the homeowner and a Road Runner representative could be present to answer questions from the Board.

ARCHITECTURAL ITEMS:

Request for Extension of Violation #78046

Bob King moved that the Board of Directors grant an extension to September 30, 2019 for Violation #78046. Penny Francke seconded the motion. Motion passed unanimously.

Minor Violations

Bob King moved if corrective action is not taken by August 17, 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 17, 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. Oatlands, Belmont, Oakridge, Rokeby & Welbourne voted for the motion. Morven abstained. Motion passed.

Major Annual Violations

Bob King moved if corrective action is not taken by August 24, 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 24, 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. Oatlands, Belmont, Oakridge, Rokeby, & Welbourne voted for the motion. Morven abstained. Motion passed.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

2020 Census

An email was sent to CountrySide Proprietary from a member of the Loudoun County Complete Count Committee with information on the upcoming 2020 Census. The email requested assistance with notifying the community with information about the census and ways to assist with the census. The Board agreed to send out emails to all of CountrySide and to post information on the CountrySide website.

Hidden Lane Landfill Survey

Supervisor Suzanne Volpe reached out to CountrySide Proprietary for assistance in sending out emails with a survey in regards to the future use of the land from Hidden Lane Landfill. The EPA is seeking input from local residents for ideas. Residents questions should be directed to the EPA.

Regal Theatre Property

Supervisor Suzanne Volpe gave a brief update in regards to the sale of the Regal Theatre property and the proposed future land use. The new land owner has applied to build condo units. Supervisor Volpe will continue to provide new information to the Board and to CountrySide Proprietary as it becomes available.

COMMITTEE REPORTS:

Community Relations Committee	August 1, 2019
Facilities Committee	July 25, 2019

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION: None

ADJOURN:

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

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

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,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room

46020 Algonkian Parkway, Sterling, Virginia 20165

Wednesday, September 4, 2019

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

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

CALL TO ORDER:

Dave Barrie called the meeting to order at 7 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 28, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: No Residents were in attendance.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

2020 Election Committee

Penny Francke moved that the Board of Directors establish a 2020 Election Committee in accordance with Resolution #120. Bob King seconded the motion. Motion passed unanimously.

November 27, 2019 Board of Directors Meeting

Roddy Dean moved that the Board of Directors cancel the CountrySide Proprietary Board of Directors Meeting scheduled for November 27, 2019. If determined to be necessary, a Board of Directors Meeting will be scheduled at a date to be determined. Bob King seconded the motion. Motion passed unanimously.

ARCHITECTURAL ITEMS:

Minor Violations

All Minor Violations abated before meeting date. No action taken.

Annual Inspection Violations

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

FACILITIES: None

FINANCE: None

GROUND: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS: None

MANAGEMENT REPORTS:

Management Report

Project List

EXECUTIVE SESSION:

Bob King **moved to start an Executive Session.** Penny Francke seconded the motion. Motion passed unanimously. Executive Session commenced at 7:08 PM.

Bob King **moved to end an Executive Session, no action was taken.** Roddy Dean seconded the motion. Motion passed unanimously. Executive Session ended at 7:16 PM.

ADJOURN:

Bob King **moved to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 7:19 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

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

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, October 23, 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
Ed Thomas - 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 October 2, 2019.** Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 5 Residents were in attendance. Items discussed:

Resident came in to discuss legal financial matters involving his account with the Board of Directors. Bob King **moved to enter an Executive Session to discuss legal, contractual and personnel issues.** Penny Francke seconded the motion. Motion passed unanimously. Executive Session convened at 7:02 PM.

Bob King moved that the Board of Directors adjourn the Executive Session to discuss legal, contractual and personnel issues. Roddy Dean seconded the motion. Motion carried unanimously. Executive Session adjourned at 7:10 PM

The Board reconvened into Open Session at 7:12 PM. No action was taken in Executive Session.

Resident came in to discuss ongoing issues with upkeep of the common area behind his home, and the placement of a “No Outlet” sign on his street.

Resident came to the Board of Directors to appeal DRC denial of Application #123797-083019.

Resident came in to discuss providing a platform for homeowners to communicate between themselves and Board members in accordance with Virginia Statute Title 55-510.2.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Appeal of DRC Decision Application #123797-083019

Roddy Dean **moved that the Board of Directors uphold the DRC’s decision on September 23, 2019 to deny installation of a picket fence and approve application #123797-083019 to install an Estate style**

fence which matches the neighboring property. Penny Francke seconded the motion. Motion passed unanimously.

Minor Violations

Bob King moved if corrective action is not taken by November 1, 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 November 2, 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 Violation

Bob King moved if corrective action is not taken by November 8, 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 November 9, 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 December 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.

FACILITIES: None

FINANCE:

Reimbursement Request Account #71526

Bob King moved that the Board of Directors approve refunding \$89.81 to Account # 108767. Roddy Dean seconded the motion. Motion passed unanimously.

Payment Plan Request for Account #97547

Bob King moved that the Board of Directors approve the attached payment plan for account #97547. This is a standard payment plan. Roddy Dean seconded the motion. Motion passed unanimously.

Resolution #281, 2020 Common Driveway Assessment

Bob King moved that the Board of Directors adopt the 2020 Common Driveway Assessment, Resolution #281. Penny Francke seconded the motion. Motion passed unanimously.

Reserve Study

Bob King moved that the Board of Directors accept the proposal from Reserve Study Advisors to perform the 2021 Reserve Study. The cost of the Study shall not exceed \$11,675 and will be paid from GL 5235. The Finance Committee unanimously recommended approval. Penny Francke seconded the motion. Motion passed unanimously.

GROUNDS:

Land Services Agreement- First Year Contract Option

Fredrik Wallin moved that the Board of Directors exercise the first -year contract option in the Land Services Agreement in the amount of \$234,960.00 with Brightview Landscape Services, Inc. in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2020 through December 31, 2020. All other provisions of the agreement will remain in full force and effect. Costs to be applied to GL 6125. The Grounds Committee unanimous recommends approval. Bob King seconded the motion. 5 voted for the motion. Morven voted against the motion. Motion passed.

Snow Removal Services Agreement – First Year Contract Option

Fredrik Wallin moved that the Board of Directors exercise the first -year contract option in the Snow Removal Services Agreement with Brightview Landscape Services, Inc. in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2020 through December 31, 2020. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 8540. The Grounds Committee unanimous recommends approval. Bob King seconded the motion. 5 voted for the motion. Morven abstained. Motion passed.

Tree Services Agreement – First Year Contract Option

Fredrik Wallin moved that the Board of Directors exercise the first -year contract option of the Tree Services Agreement with Brightview Landscape Services, Inc. in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2020 through December 31, 2020. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 6128, GL 6154, and GL 8571. The Grounds Committee unanimous recommends approval. Bob King seconded the motion. 5 voted for the motion. Morven abstained. Motion passed.

Trash, Recycling, and Yard Waste Removal Services – Second Year Contract Option

Fredrik Wallin moved that the Board of Directors exercise the second-year contract option in the amount of \$462,512.28 with Republic Services of Virginia, L.L.C, AAA Recycling and Trash Removal Services for trash, recycling, and yard waste removal services in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2020 through December 31, 2020. All other provisions of the agreement will remain in full force and effect. Costs to be applied to GL 6145 and GL 8545. Penny Francke seconded the motion. Motion passed unanimously.

INFORMATION/DISCUSSION ITEMS:

Virginia Statute Title 55 – Property Owners’ Association Act

COMMITTEE REPORTS:

Community Relations Committee	October 3, 2019
Finance Committee	October 15, 2019
Grounds Committee	August 29, 2019
Neighborhood Advisory Council	September 10, 2019

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION:

Bob King moved to enter an Executive Session to discuss legal, contractual and personnel issues. Fredrik Wallin seconded the motion. Motion passed unanimously. Executive Session convened at 8:08 PM.

President of the Board of Directors, David Barrie adjourn the Executive Session at 8:41 PM.

The Board reconvened into Open Session at 8:43 PM. No action was taken in Executive Session.

Legal Consultation for VA Title 55.1

Bob King **moved that the Board of Directors authorize Ed Thomas to spend up to \$500.00 to discuss VA Title 55.1 requirements with legal counsel.** Penny Francke seconded the motion. Motion passed unanimously.

ADJOURN:

Bob King **moved to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 8:53 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, October 23, 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
Ed Thomas - 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 October 2, 2019.** Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 5 Residents were in attendance. Items discussed:

Resident came in to discuss legal financial matters involving his account with the Board of Directors. Bob King **moved to enter an Executive Session to discuss legal, contractual and personnel issues.** Penny Francke seconded the motion. Motion passed unanimously. Executive Session convened at 7:02 PM.

Bob King moved that the Board of Directors adjourn the Executive Session to discuss legal, contractual and personnel issues. Roddy Dean seconded the motion. Motion carried unanimously. Executive Session adjourned at 7:10 PM

The Board reconvened into Open Session at 7:12 PM. No action was taken in Executive Session.

Resident came in to discuss ongoing issues with upkeep of the common area behind his home, and the placement of a “No Outlet” sign on his street.

Resident came to the Board of Directors to appeal DRC denial of Application #123797-083019.

Resident came in to discuss providing a platform for homeowners to communicate between themselves and Board members in accordance with Virginia Statute Title 55-510.2.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Appeal of DRC Decision Application #123797-083019

Roddy Dean **moved that the Board of Directors uphold the DRC’s decision on September 23, 2019 to deny installation of a picket fence and approve application #123797-083019 to install an Estate style**

fence which matches the neighboring property. Penny Francke seconded the motion. Motion passed unanimously.

Minor Violations

Bob King moved if corrective action is not taken by November 1, 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 November 2, 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 Violation

Bob King moved if corrective action is not taken by November 8, 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 November 9, 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 December 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.

FACILITIES: None

FINANCE:

Reimbursement Request Account #71526

Bob King moved that the Board of Directors approve refunding \$89.81 to Account # 108767. Roddy Dean seconded the motion. Motion passed unanimously.

Payment Plan Request for Account #97547

Bob King moved that the Board of Directors approve the attached payment plan for account #97547. This is a standard payment plan. Roddy Dean seconded the motion. Motion passed unanimously.

Resolution #281, 2020 Common Driveway Assessment

Bob King moved that the Board of Directors adopt the 2020 Common Driveway Assessment, Resolution #281. Penny Francke seconded the motion. Motion passed unanimously.

Reserve Study

Bob King moved that the Board of Directors accept the proposal from Reserve Study Advisors to perform the 2021 Reserve Study. The cost of the Study shall not exceed \$11,675 and will be paid from GL 5235. The Finance Committee unanimously recommended approval. Penny Francke seconded the motion. Motion passed unanimously.

GROUNDS:

Land Services Agreement- First Year Contract Option

Fredrik Wallin moved that the Board of Directors exercise the first -year contract option in the Land Services Agreement in the amount of \$234,960.00 with Brightview Landscape Services, Inc. in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2020 through December 31, 2020. All other provisions of the agreement will remain in full force and effect. Costs to be applied to GL 6125. The Grounds Committee unanimous recommends approval. Bob King seconded the motion. 5 voted for the motion. Morven voted against the motion. Motion passed.

Snow Removal Services Agreement – First Year Contract Option

Fredrik Wallin moved that the Board of Directors exercise the first -year contract option in the Snow Removal Services Agreement with Brightview Landscape Services, Inc. in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2020 through December 31, 2020. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 8540. The Grounds Committee unanimous recommends approval. Bob King seconded the motion. 5 voted for the motion. Morven abstained. Motion passed.

Tree Services Agreement – First Year Contract Option

Fredrik Wallin moved that the Board of Directors exercise the first -year contract option of the Tree Services Agreement with Brightview Landscape Services, Inc. in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2020 through December 31, 2020. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 6128, GL 6154, and GL8571. The Grounds Committee unanimous recommends approval. Bob King seconded the motion. 5 voted for the motion. Morven abstained. Motion passed.

Trash, Recycling, and Yard Waste Removal Services – Second Year Contract Option

Fredrik Wallin moved that the Board of Directors exercise the second-year contract option in the amount of \$462,512.28 with Republic Services of Virginia, L.L.C, AAA Recycling and Trash Removal Services for trash, recycling, and yard waste removal services in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2020 through December 31, 2020. All other provisions of the agreement will remain in full force and effect. Costs to be applied to GL 6145 and GL 8545. Penny Francke seconded the motion. Motion passed unanimously.

INFORMATION/DISCUSSION ITEMS:

Virginia Statute Title 55 – Property Owners’ Association Act

COMMITTEE REPORTS:

Community Relations Committee	October 3, 2019
Finance Committee	October 15, 2019
Grounds Committee	August 29, 2019
Neighborhood Advisory Council	September 10, 2019

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION:

Bob King moved to enter an Executive Session to discuss legal, contractual and personnel issues. Fredrik Wallin seconded the motion. Motion passed unanimously. Executive Session convened at 8:08 PM.

President of the Board of Directors, David Barrie adjourn the Executive Session at 8:41 PM.

The Board reconvened into Open Session at 8:43 PM. No action was taken in Executive Session.

Legal Consultation for VA Title 55.1

Bob King **moved that the Board of Directors authorize Ed Thomas to spend up to \$500.00 to discuss VA Title 55.1 requirements with legal counsel.** Penny Francke seconded the motion. Motion passed unanimously.

ADJOURN:

Bob King **moved to adjourn the meeting.** Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 8:53 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, November 6, 2019

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Dave Barrie - Oatlands

OTHERS PRESENT:

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

CALL TO ORDER:

Penny Francke called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES:

Bob King moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting October 23, 2019. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 0 Residents were in attendance.

GENERAL BUSINESS:

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

2020 Annual Budget

Bob King moved that the Board of Directors adopt the 2020 Annual Budget as written and included in the Board packet. Fredrik Wallin seconded the motion. Motion carried unanimously.

2020 Management Contract

Roddy Dean moved that the Board of Directors award the 2020 CountrySide management services contract to Property Management People, Inc. (PMP). Bob King seconded the motion. Motion carried unanimously.

CountrySide Community Guidelines Updates and Revisions for 2020

Roddy Dean moved that the Board of Directors adopt the attached updates and revisions to be part of the 2020 CountrySide Community Guidelines. Bob King seconded the motion. Motion carried unanimously.

2020 Proprietary Insurance

Bob King moved that the Board of Directors accept the proposal from John Manougian Insurance Agency Inc for the following insurance coverages: Property, Commercial General Liability, Business Automobile, Inland Marine, Umbrella Liability, Directors & Officers, Fidelity Bond (Dishonesty), Community Association Volunteer Accident. Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Minor Violations

Bob King move if corrective action is not taken by November 15, 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 November 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. Fredrik Wallin seconded the motion. Motion carried unanimously.

FACILITIES:

Parkway Main Pool & Cromwell Wading Pool Whitecoat Repair

Bob King moved that the Board of Directors award the contract to Crystal Blue Aquatics to perform the whitecoat repairs at the Parkway Main Pool and Cromwell Wading Pool for a cost not to exceed \$52,000.00. Cost to be applied to reserve GL's 9801 and 9806. The Facilities Committee unanimously recommends this decision. Fredrik Wallin seconded the motion. Motion carried unanimously.

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

COMMITTEE REPORTS:

Design Review Committee	September 23, 2019
Facilities Committee	October 24, 2019
Finance Committee	September 17, 2019

MANAGEMENT REPORTS:

Management Report – Catherine updated the Board on the status of Common area on Palmer Court & response to account settlement letters
Financial Reports
Project List

EXECUTIVE SESSION: None

ADJOURN:

Bob King moved to adjourn the meeting. Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 7:47 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary