

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS REMOTE MEETING
CountrySide Proprietary Office
2 Pidgeon Hill Drive, STE 560, Sterling, Virginia 20165
Wednesday, April 1, 2020

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: Ed Thomas – PMP
Catherine Neelley – PMP
Alicia McKenna-Graves– PMP

CALL TO ORDER:
Dave Barrie called the remote 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 March 4, 2020. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance. Items discussed:
- Extension Request for Minor Violation 71313

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Road Runner Wrecker Services Inc. Second year contract option

Bob King moved that the Board of Directors exercise the second-year contract option with Road Runner Wrecker Services, Inc to provide towing services in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be April 1, 2020 through March 31, 2021. Renewal letter to include that Road Runner is to attend meetings when requested by the Board of Directors. All other provisions of the agreement will remain in full force and effect. Penny Francke seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Extension of Minor Violation #71313

Roddy Dean moved that the Board of Directors grant an extension of two weeks, until April 15, 2020 to resolve Minor Violation #71313. Penny Francke seconded the motion. Motion carried unanimously.

Minor Violations

Bob King moved if corrective action is not taken by April 10, 2020 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 11, 2020.

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 carried unanimously.

Major Violations

Fredrik Wallin moved if corrective action is not taken by April 17, 2020 for MAJOR Inspection Violations 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 April 30, 2020 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 carried unanimously.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: No Reports

COMMITTEE REPORTS: No Reports

MANAGEMENT REPORTS: No Reports

EXECUTIVE SESSION:

Penny Francke stated **Mr. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to discuss legal matters as permitted by subsection B of Section 55-510.1 C of the Virginia Property Owners' Association Act. There are no matters identified on the meeting agenda.** Fredrik Wallin seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:31 PM.

Section 55-510.1 C of the Virginia Property Owners' Association Act provides:

No contract, motion or other action adopted, passed or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action which shall have its substance reasonably identified in the open meeting. The requirements of this section shall not require the disclosure of information in violation of law.

The Board exited Executive Session and reconvened in open session at 9:25 PM.

ADJOURN:

Bob King moved to adjourn the meeting. Penny seconded the motion. Motion carried unanimously. The meeting adjourned at 9:40 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary