

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

Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Wednesday, February 2, 2022

**BOARD MEMBERS PRESENT:** Dave Barrie – Oatlands  
Penny Francke – Oakridge  
Roddy Dean – Morven  
Sam Wilson – Welbourne  
Sheryl Rader – Foxfield  
Kumar Sangaran - Rokeby  
Gabbi Jones – Belmont

**BOARD MEMBERS ABSENT:** None

**OTHERS PRESENT:** Ed Thomas – PMP  
Catherine Neelley – PMP  
Lisa Marnet - PMP  
Erin Gilmore – PMP

**CALL TO ORDER:**  
Dave Barrie called the meeting to order at 7:05 PM.

**APPROVAL OF AGENDA**  
**Approval of the February 2, 2022 Board of Directors Agenda**  
Penny Francke moved that the Board of Directors approve the agenda as written. Roddy Dean seconded the motion. Motion carried unanimously.

**APPROVAL OF MEETING MINUTES:**  
**Approval of Board of Directors Meeting Minutes January 26, 2022**  
Sheryl Rader moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 26, 2022. Roddy Dean seconded the motion. Motion carried unanimously.

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

- Short Term Rentals

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Remote Meeting Platform**

This item was tabled until the February 23, 2022 Board meeting for further investigation.

**ARCHITECTURAL ITEMS:**

**Appeal for Extension of Major Violation #70357**

Roddy Dean moved that the Board of Directors uphold the Board's decision on June 7, 2017 and deny and extension of violation #70357 until the property is sold. Penny Francke seconded the motion. Foxfield, Morven, Oakridge, Oatlands, Rokeby, and Welbourne voted in favor of the motion. Belmont abstained. Motion carried.

**Minor Violations**

Penny Francke moved if corrective action is not taken by February 11, 2022 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 February 12, 2022.

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. Roddy Dean seconded the motion. Motion carried unanimously.

**Major Violations**

Penny Francke moved if corrective action is not taken by February 18, 2022 for this Major 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 February 19, 2022, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by March 1, 2022 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. Sheryl Rader seconded the motion. Motion carried unanimously.

**FACILITIES:** None

**FINANCE:** None

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:** None

**COMMITTEE REPORTS:** None

**MANAGEMENT REPORTS:**

Project List

**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 and consider contracts as permitted by subsection B of Section 55.1-1816 of the Virginia Property Owners' Association Act. There are no matters identified on the meeting agenda. Sam Wilson seconded the motion. Motion carried unanimously. The Board of Directors entered Executive Session at 7:35 PM.

Section 55.1-1816 C of the Virginia Property Owners' Association Act provides:

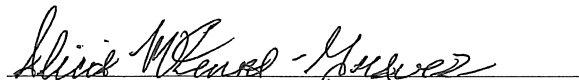
No contract, motion or other action adopted, passed, or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action 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 8:14 PM.

**ADJOURN:**

Sam Wilson moved to adjourn the meeting. Gabbi Jones seconded the motion. Motion carried unanimously. The meeting adjourned at 8:15 PM.

Respectfully Submitted,



Alicia McKenna-Graves – Recording Secretary