

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Go To Meeting Remote Meeting Due to COVID-19 Pandemic
Wednesday, February 23, 2022

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Penny Francke – Oakridge
Roddy Dean – Morven
Sam Wilson – Welbourne
Sheryl Rader – Foxfield
Gabbi Jones – Belmont
Kumar Sangaran – Rokeby

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

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

CALL TO ORDER:

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

APPROVAL OF AGENDA

Penny Francke **moved that the Board of Directors approve as written the February 23, 2022 Board meeting agenda.** Gabbi Jones seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:

Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Session Meeting January 19, 2022.** Penny Francke seconded the motion. Motion carried unanimously.

Penny Francke **moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Session Meeting February 1, 2022.** Sam Wilson seconded the motion. Motion carried unanimously.

Penny Francke **moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Session Meeting February 9, 2022.** Sam Wilson seconded the motion. Motion carried unanimously.

Sam Wilson **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 2, 2022.** Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 10 Residents were in attendance. Items discussed:

- Short Term Rentals
- Visitor Parking
- Community Survey

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Election of Member to Serve on 2022 Neighborhood Advisory Council

Sam Wilson **moved Albert Zangrilli be elected to the Rokeby Neighborhood Advisory Council for 2022. Mr. Zangrilli is a member in good standing.** Penny Francke seconded the motion. Motion carried unanimously.

Appeal of Tow Ticket #46289C, Dated January 19, 2022

Resident was not in attendance

Penny Francke moved that the Board of Directors uphold the validity of Tow Ticket #46289C, dated January 19, 2022. Roddy Dean seconded the motion. Motion carried unanimously.

CountrySide Survey

Sam Wilson moved that the Countryside Board of Directors hire Interactive Focus to conduct a survey of all Countryside residents at a cost not to exceed \$3500.00, in order to obtain feedback from residents on the proposed amendments to Countryside's founding documents including short-term rental restrictions, our current design review committee processes and restrictions, as well as other aspects of our community and governing committee's to be determined through the scope review process after the contractor is selected. Cost to be paid from GL5221. Gabbi Jones seconded the motion. Motion withdrawn.

Sam Wilson moved that the CountrySide Board of Directors conduct a survey via Survey Monkey of residents in order to obtain feedback from residents on the proposed amendments to CountrySide's founding documents with short term rental restrictions, our current design review committee processes and restrictions as well as other aspects of our governing committees to be determined through the scope review process by the Board of Directors. *Motion was not seconded*

Gabbi Jones moved that the Board of Directors appoint Gabbi Jones, Chair of the CRC, to create survey questions for all CountrySide residents in order to obtain feedback from residents on proposed amendments to CountrySide's founding documents. These will be determined in conjunction with the Board of Directors, with a target finish date of the 2nd Board meeting in March. Sheryl Rader seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Appeal of DRC Denial Application #72499-119327 – Roof

Roddy Dean moved that the Board of Directors *uphold* the DRC's decision on January 24, 2022 and *deny* application #72499-119327, the homeowner has until March 31, 2023, to remedy the situation with standard shingles, contingent upon PMP verifying that the manufacturer confirms that the standard shingle colors are available. Penny Francke seconded the motion. Belmont, Foxfield, Oatlands, Rokeby and Welbourne voted against the motion. Morven and Oakridge abstained from the motion. Motion did not carry.

Gabbi Jones moved that the Board of Directors *overturn* the DRC's decision on January 24, 2022 and *approve* application #72499-119327, contingent upon in the event the roof needs to be replaced, it be replaced with the correct color and type of shingle. Sheryl Rader seconded the motion. Belmont, Foxfield, Oatlands, Rokeby and Welbourne voted for the motion. Morven and Oakridge abstained from the motion. Motion carried.

Minor Violations

Penny Francke moved if corrective action is not taken by March 4, 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 March 5, 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 March 11, 2022 for these Major violations 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 March 12, 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 April 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. Roddy Dean seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE:

Payment Plan Request for Account #70633

Sheryl Rader moved that the Board of Directors approve the attached payment plan for account #70633. This is a non-standard Payment Plan. Penny Francke seconded the motion. Motion carried unanimously.

GROUND: None

INFORMATION/DISCUSSION ITEMS:

- Announcement of Lisa Marnet's transfer to the PMP office in West Virginia. The Board thanked her for her years of service to the community and expressed well wishes for her next venture.

COMMITTEE REPORTS:

Community Relations Committee	February 3, 2022
Finance Committee	February 15, 2022
Grounds Committee	January 24, 2022
Neighborhood Advisory Council	January 11, 2022

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION: None

ADJOURN:

Penny Francke moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 8:43 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary