

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Go To Meeting Remote Meeting Due to COVID-19 Pandemic

Wednesday, March 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:

Catherine Neelley – PMP
Lisa Marnet – PMP
Therese Cook – PMP
Alicia McKenna-Graves – PMP
1st Executive Session only: Ed Thomas – PMP
Mike Stracka – PMP

CALL TO ORDER:

Dave Barrie called the meeting to order at 6:02 PM.

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 55-510.1 C of the Virginia Property Owners' Association Act. There are no matters identified on the meeting agenda.** Sam Wilson seconded the motion. Belmont, Morven, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Foxfield was absent. Motion carried. The Board of Directors entered into Executive Session at 6:05 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 6:59 PM.

APPROVAL OF AGENDA:

Penny Francke **moved that the Board of Directors approve the meeting agenda as written.** Sheryl Rader seconded the motion. Belmont, Foxfield, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven was absent. Motion carried.

APPROVAL OF MEETING MINUTES:

Penny Francke **moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Meeting February 28, 2022.** Gabbi Jones seconded the motion. Belmont, Foxfield, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven was absent. Motion carried.

Penny Francke **moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Meeting March 7, 2022.** Sam Wilson seconded the motion. Belmont, Foxfield, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven was absent. Motion carried.

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Meeting March 14, 2022. Sam Wilson seconded the motion. Belmont, Foxfield, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven was absent. Motion carried.

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting March 2, 2022. Sam Wilson seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 6 Residents were in attendance: Pat Bour, Dotti West, Julie Doherty, Carl Jackson, Fredrik Wallin, & Dan Castan.

Items discussed:

- Community Survey Update
- Governing Documents Revision Update
- Visitor Parking Issues
- Short Term Rentals
- Loudoun County Zoning Update

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Towing Services Contract

Penny Francke moved that the Board of Directors approve awarding the 2022 Towing Services contract to AI's Towing for a period beginning April 1, 2022 to March 31, 2023 with two -one- year options as outlined in Section IV-Duration of the Agreement template. Sam Wilson seconded the motion. Belmont, Foxfield, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

ARCHITECTURAL ITEMS:

Minor Violations

Penny Francke moved if corrective action is not taken by April 1, 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 April 2, 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.

FACILITIES:

Lindenwood Pool Leak Repair

Sam Wilson moved that the Board of Directors award a contract to High Sierra Pools for the removal and replacement of up to two (2) skimmers at the Lindenwood Pool to isolate and repair the source of the water leak in the skimmer system for a total cost NTE \$15,100.00. This work will include the approval of Phase 1, removal of the first skimmer and pressure testing at a cost of \$1,550.00 and a fee of not more than \$6,000.00 for the repair of the leak and replacement of the skimmer. If this testing shows additional leaking, then a maximum of one additional skimmer would be approved by the Facilities Committee under Phase 2, to be removed and replaced at the same unit cost as the first skimmer to address the additional leak. This work will be scheduled in advance, to occur on a date and time when members of the FAC and PMP staff can be present during the excavation to see the damage as it is exposed and agree on the cause of the damage and parties responsible for payment of the work. Cost for these repairs will be applied to

reserve GL 9892. The Facilities Committee unanimously recommends approval. Roddy Dean seconded the motion.

Sam Wilson added an amendment to move **if the cause of the damage is due to negligence on the part of PMP, then PMP will reimburse CountrySide Proprietary for the full cost of the work.** Belmont, Foxfield, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

FINANCE: None

GROUNDS:

Common Area Tree Replacements

Penny Francke moved that the Board of Directors approve the \$17,099.99 proposal from Advantage Landscapes to deliver and install 44 trees in the common areas where trees have been removed due to disease or damage. \$8550 to be paid from GL6127 and \$8550 to be paid from GL3260. The Grounds Committee unanimously recommends approval. Sam Wilson seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

- Gabbi Jones announced the upcoming Spring Fling

COMMITTEE REPORTS:

Grounds Committee	March 16, 2022
HPR	March 9, 2022
Neighborhood Advisory Council	February 8, 2022

MANAGEMENT REPORTS:

Management Report
Financial 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 matters involving violations of the declaration or rules and regulations 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.** Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:37 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 7:55 PM.

ADJOURN:

Gabbi Jones **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:55 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary