

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

Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Wednesday, April 6, 2022

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

**BOARD MEMBERS ABSENT:** Sheryl Rader - Foxfield

**OTHERS PRESENT:** Ed Thomas – PMP  
Catherine Neelley – PMP  
Nicole Davis – PMP  
Lisa Marnet – PMP  
Thérèse Cook - PMP  
Alicia McKenna-Graves – PMP

**CALL TO ORDER:**  
Dave Barrie called the meeting to order at 7:02 PM.

**APPROVAL OF THE AGENDA:**  
Penny Francke moved that the Board of Directors approve the agenda as written. Kumar Sangaran 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 Meeting March 23, 2022. Sam Wilson seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 10 Residents were in attendance: Pat Bour, Sarah & Jaime Quartararo, Sarah Wertz, Tanja Fitzel, Julie Doherty, Quoc Chung, Chris Vogel, Andy Newman, Dan Castan & Dotti West.

Items discussed:

- Short Term Rentals
- Violation Extension
- Architectural Concerns about a neighbors approved shed

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**ARCHITECTURAL ITEMS:**

**Revision to Resolution #236 – Architectural Review Procedures**

Penny Francke moved that the Board of Directors adopt Resolution #236 as amended and attached. Kumar Sangaran seconded the motion. Oatlands, Oakridge & Rokeby voted for the motion. Welbourne, Morven & Belmont voted against the motion. Motion did not carry.

**Proposed Revision to the 2022 CountrySide Community Guidelines – Solar Panels**

Roddy Dean moved that the Board of Directors adopt the attached updates to the solar panel guidelines to be a part of the 2022 CountrySide Community Guidelines. Penny Francke seconded the motion. Sam Wilson added a friendly amendment for the resolution to read “Solar Panels placed on the rear Roof are preferred, *not required.*” Motion carried unanimously.

**Minor Violation**

Penny Francke moved if corrective action is not taken by April 15, 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 16, 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.

**Request for Minor Violation Extension for Account 93724**

Penny Francke moved that the Board of Directors approve an extension until June 30, 2022 for this minor violation contingent upon the plastic being well secured to the house, so that it does not flap in the wind. Sam Wilson seconded the motion. Motion carried unanimously.

**FACILITIES:**

**Replacement Kubota Purchase**

Sam Wilson moved that the Board of Directors approve the purchase of a replacement Kubota RTV X900WL-H from Browning Equipment for a cost NTE \$30,000.00. Cost to be applied to Reserve GL 9551. The Facilities Committee unanimously recommends approval. Gabbi Jones seconded the motion. Motion carried unanimously.

**FINANCE:** None

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:**

**COMMITTEE REPORTS:**

Design Review Committee	February 21, 2022
Facilities Committee	February 24, 2022

**MANAGEMENT REPORTS:**

Project List

**EXECUTIVE SESSION:** None

**ADJOURN:**

Roddy Dean moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:05 PM.

Respectfully Submitted,

  
Alicia McKenna-Graves – Recording Secretary