

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Go To Meeting Remote Meeting Due to COVID-19 Pandemic
Wednesday, May 25, 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
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF THE AGENDA:
Penny Francke moved that the Board of Directors approve the agenda as written. Kumar Sangaran seconded the motion. Belmont, Oakridge, Oatlands & Rokeby voted for the motion. Morven voted against the motion, Welbourne abstained from the motion. Motion carried.

APPROVAL OF MEETING MINUTES:
Roddy Dean moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 4, 2022. Penny Francke seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 8 Residents were in attendance: Pat Bour, Julie Doherty, Dotti West, Tito Hernandez, Ghawsudin Sadr, Dan Castan, Carl Jackson & Vicki Comer Items discussed:

- Community Survey Update
- Hearing Notice
- Governing Documents Update
- Amenities Suspension Letter

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

2021 Annual Audited Financial Statements & Independent Auditors Report

Roddy Dean moved that the Board of Directors accept the 2021 CountrySide Proprietary Annual Audit / Independent Auditors Report performed by Malvin, Riggins & Co. Penny Francke seconded the motion. Motion carried unanimously.

Suspension of 2022 Amenities Privileges

Penny Francke moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents:

“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 any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association,”

The suspensions shall be effective as of May 28, 2022 and shall apply until the following accounts have complied with maintenance requests and/or have no unpaid assessments. Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Minor Violations

Penny Francke moved if corrective action is not taken by June 3, 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 June 4, 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: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Community Relations Committee	April 7, 2022
Design Review Committee	April 12, 2022
Facilities Committee	April 14, 2022
Finance Committee	May 17, 2022
Grounds Committee	April 20, 2022
HPR	No Quorum for Meeting
Neighborhood Advisory Council	April 25, 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 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. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:41 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 8:34 PM.

ADJOURN:

Sam Wilson moved to adjourn the meeting. Gabbi Jones seconded the motion. Motion carried unanimously. The meeting adjourned at 8:34 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary