

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Go To Meeting Remote Meeting Due to COVID-19 Pandemic
Wednesday, June 22, 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: 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. 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 Meeting June 1, 2022. Gabbi Jones seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance: Julie Doherty, Hilary Bradley & Juan Hernandez. Items discussed: Items discussed : The Grounds Committee tree list.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

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 June 25, 2022 and shall apply until the following accounts have complied with maintenance requests and/or have no unpaid assessments. Kumar Sangaran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Minor Violations

Gabbi Jones moved if corrective action is not taken by July 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 July 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. Penny Francke seconded the motion. Motion carried unanimously.

FACILITIES:

2022 Meeting Room Procedures

Sam Wilson moved that the Board of Directors approve the 2022 Meeting Room Procedures as included in the June 22, 2022 Board packet. The FAC unanimously recommended approval. Penny Francke seconded the motion. After discussion, Sam Wilson tabled the motion until the July 6, 2022 meeting to allow time for the Board of Directors to review the redlined version of the document.

2022 Pool Rental Agreement

Sam Wilson moved that the Board of Directors approve the 2022 Pool Rental Agreement as included in the June 22, 2022 Board packet. The FAC unanimously recommended approval. Kumar Sangaran seconded the motion. The motion carried unanimously.

FINANCE:

Payment Plan Account #70898

Roddy Dean moved that the Board of Directors approve the non-standard payment plan contained in the June 22, 2022 board meeting packet. The Finance Committee recommended approval. Kumar Sangaran seconded the motion. Penny Francke offered a friendly amendment to add the language contingent on the date correction being initialed by the homeowner. Roddy Dean accepted the amendment. Belmont, Morven, Oakridge, Rokeby, and Welbourne voted in favor of the motion. Oatlands voted against. Foxfield was absent. The motion carried.

GROUNDS:

Republic Services Fuel Surcharge Request

Penny Francke moved that the Board of Director approve the Republic Services, LLC fuel surcharge request due to the high cost of diesel fuel for the remainder of the 2022 contract year and authorize the Board President to sign the letter as included in the June 22, 2022 board packet with the addition of the words "per month" after the "\$0.56 per unit" in the letter. All other terms and conditions in the existing agreement to remain in full force and effect. Kumar seconded the motion. The motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Community Relations Committee	April 7, 2022
Horse Pen Run Committee	June 8, 2022
Neighborhood Advisory Council	May 10, 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 consult with legal counsel 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. Kumar Sangaran seconded the motion. Motion carried unanimously. The Board of Directors entered Executive Session at 8:12 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 9:33 PM

ADJOURN:

Kumar Sangaran moved to adjourn the meeting. Sam Wilson seconded the motion. Motion carried unanimously. The meeting adjourned at 9:33 PM.

Respectfully Submitted,



Alicia McKenna-Graves – Recording Secretary