

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

Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Wednesday, July 6, 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  
Nicole Davis – PMP  
Lisa Marnet – PMP  
Tim Pope – PMP  
Alicia McKenna-Graves – PMP

**CALL TO ORDER:**  
Dave Barrie called the meeting to order at 7:04 PM.

**APPROVAL OF THE AGENDA:**  
Penny Francke moved that the Board of Directors approve the agenda with two minor changes; the finance motion that's on the agenda, with Sheryl's approval, is deferred to the next meeting because we intend to have a discussion about that in executive session, so it would be premature to make the motion beforehand. That's the first point. The second point is a minor correction, there are Grounds minutes in the packet that are attributed to Facilities but they are actually Grounds. Kumar seconded the motion. Belmont, Foxfield, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Moven 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 Meeting June 22, 2022. Sam Wilson seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 7 Residents were in attendance: Pat Bour, Sarah Quartararo, Leadros & Nancy Bakatsias, Sarah Ciciora, Dale Yeakel, Chris Vogel

Items discussed:  
- Violations  
- Short Term Rentals

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Suspension of 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 July 9, 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 July 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 July 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. Belmont, Foxfield, Morven, Oakridge, Oatlands, & Rokeby voted for the motion. Welbourne abstained. Motion carried.

**Violation Extension for Account #71065**

Penny Francke moved that the Board of Directors approve an extension for resolution of this violation until July 22, 2022. Roddy Dean seconded the motion. Belmont abstained from the motion. Foxfield, Morven, Oakridge, Oatlands, Rokeby & Welbourne approved the motion. Motion carried.

**FACILITIES:**

**2022 Meeting Room Procedures**

Sam Wilson moved that the Board of Directors approve the 2022 Meeting Room Procedures as included in the July 6, 2022 Board packet. Kumar Sangaran seconded the motion. Welbourne, Rokeby, Belmont, Foxfield, Oakridge, & Oatlands voted for the motion. Morven abstained. Motion carried.

**FINANCE:**

**2023 Budget Requests**

*Motion to be discussed in Executive Session, and voting deferred until July 27, 2022 Board of Directors meeting.*

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:**

**COMMITTEE REPORTS:**

Community Relations Committee	May 5, 2022
Grounds Committee	June 15, 2022

**MANAGEMENT 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 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. Sam Wilson seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 8:45 PM.

Section 55-510.1 C of the Virginia Property Owners' Association Act provides:

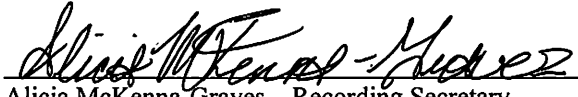
**No contract, motion or other action adopted, passed or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action 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 9:46 PM.

**ADJOURN:**

Penny Francke moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 9:46 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Alicia McKenna-Graves". The signature is written in a cursive style and is positioned above a horizontal line.

Alicia McKenna-Graves – Recording Secretary