

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Go To Meeting Remote Meeting Due to COVID-19 Pandemic
Wednesday, July 27, 2022

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

BOARD MEMBERS ABSENT: Sam Wilson – Welbourne

OTHERS PRESENT: Catherine Neelley – PMP
Nicole Davis – PMP
Tim Pope – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Dave Barrie called the meeting to order at 6:30PM.

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. Kumar Sangaran seconded the motion. Motion carried unanimously. The Board of Directors entered Executive Session at 6:35 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 7:00 PM.

APPROVAL OF THE AGENDA:
Penny Francke moved that the agenda be approved as written with the changes noted. Roddy Dean 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 July 6, 2022. Kumar Sangaran seconded the motion. Motion carried unanimously.

Roddy Dean moved that the Board of Directors approve as written the minutes of the Board of Directors Special Meeting July 12, 2022. Penny Francke seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance: Jeff Kretsch, Julie Doherty, Tanja Fitzel & Dan Castan.

- Items discussed:
- Meeting Platform
 - Governing Document & Town Hall Updates

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Election to the Board of Directors for the Foxfield Neighborhood

Penny Francke moved that the Board of Directors elect Charles J. Rayome to represent the Foxfield Neighborhood on the CountrySide Proprietary Board of Directors for the remainder of 2022, effective immediately. He is a CountrySide property owner in good standing and has met the requirements for election to the Board of Directors. Gabbi Jones seconded the motion. Rokeby, Oatlands, Oakridge, Morven, and Belmont voted for the motion. Welbourne was absent. Motion carried.

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 July 29, 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.

NAC Request to Return to In Person Meetings

Gabbi Jones moved that the Board of Directors approve the request from the NAC that the council return to in person meetings. This request was supported by all but one member of the NAC.

This motion was tabled for further discussion.

ARCHITECTURAL ITEMS:

Minor Violations

Penny Francke moved if corrective action is not taken by August 5, 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 August 6, 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. Kumar Sangaran seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE:

Payment Plan Request for Account #133920

Roddy Dean moved that the Board of Directors approve the attached payment plan for account 133920.

This is a non-standard Payment Plan. Gabbi Jones seconded the motion. Belmont, Foxfield, Morven, Oakridge and Rokeby voted for the motion. Oatlands voted against the motion, and Welbourne was absent. Motion carried.

GROUNDS:

2022 Asphalt and Concrete Contract

Penny Francke moved that the Board of Directors award the paving contract for the scope of work outlined in the attachment to NVM Paving, at a cost not to exceed \$326,000 (which includes a maximum \$7500 fuel surcharge that will be waived); work to be completed in 2022, contingent upon PMP verifying that the trail repairs planned on the Welbourne 777 area do not overlap with the trails in scope for the Safe Routes to School. The Grounds Committee unanimously approved awarding this contract to NVM Paving. Kumar Sangaran seconded the motion. Motion carried unanimously.

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Grant Application for CountrySide Pond Plantings

Penny Francke moved that the Board approve the submittal of a grant application to the Virginia Trees for Clean Water (VTCW) Program under the Virginia Department of Forestry and that Penny Francke be designated the authorized signatory as follows:

Authorized Representative Name: Penelope M. Francke

Authorized Representative Title: Vice President, CountrySide Board of Directors.

The Grounds Committee hopes to apply for a grant, and match awarded funds up to \$5,000 from the Grounds budget, to fund plantings at the CountrySide Pond. The Grounds Committee unanimously approved this request. Kumar Sangaran seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

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|-------------------------------|---------------|
| Community Relations Committee | June 7, 2022 |
| Facilities Committee | June 9, 2022 |
| HPR | July 13, 2022 |
| Neighborhood Advisory Council | June 14, 2022 |

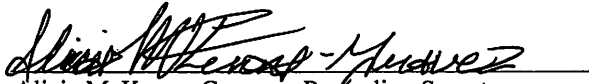
MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Chaz Rayome moved to adjourn the meeting. Gabbi Jones seconded the motion. Motion carried unanimously. The meeting adjourned at 7:54 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary