

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

Go To Meeting Remote Meeting Due to COVID-19 Pandemic  
Wednesday, August 3, 2022

**BOARD MEMBERS PRESENT:** Penny Francke – Oakridge  
Roddy Dean – Morven  
Sam Wilson – Welbourne  
Gabbi Jones – Belmont  
Kumar Sangaran – Rokeby  
Chas Rayome – Foxfield

**BOARD MEMBERS ABSENT:** Dave Barrie – Oatlands

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

**CALL TO ORDER:**  
Penny Francke called the meeting to order at 6:34 PM.

**EXECUTIVE SESSION:**  
Sam Wilson stated Ms. Vice President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to discuss and consider the personal liability of members to the association 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. Chas Rayome seconded the motion. Motion carried unanimously. The Board of Directors entered into 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 7:01 PM.

**APPROVAL OF THE AGENDA:**  
Sam Wilson moved to approve the agenda as written. Kumar Sangaran seconded the motion. Motion carried unanimously.

**APPROVAL OF MEETING MINUTES:**  
Sam Wilson moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting July 27, 2022. Roddy Dean seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 4 Residents were in attendance: Dan Castan, Julie Doherty, Sarah Quartararo & David Austen.

Items discussed:  
- Governing Documents Update  
- Town Hall Update

**GENERAL BUSINESS:** None

**ARCHITECTURAL ITEMS:**

**Minor Violations**

*All Minor Violations abated before Board meeting. No motion made.*

**Major Violation**

Sam Wilson moved if corrective action is not taken by August 19, 2022 for this Major violation the Board agrees "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 20, 2022, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by September 1, 2022 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Gabbi Jones seconded the motion. Motion carried unanimously.

**FACILITIES:** None

**FINANCE:** None

**GROUNDS:**

**Reassignment of Parking Spaces – Morven**

Roddy Dean moved that the Board of Directors confirm the Grounds Committee decision to reassign resident parking spaces in Morven to accommodate the request of a resident with disability parking requirements. The other affected resident was notified via email and USPS mail in March 2020. Confirmation by the Board is required under Article VI, Section 9 of the Covenants and Restrictions / Amended Declaration. The Grounds Committee unanimously approves this request. Gabbi Jones seconded the motion. Motion carried unanimously.

**INFORMATION/DISCUSSION ITEMS:** None

**COMMITTEE REPORTS:** None

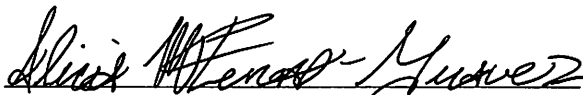
**MANAGEMENT REPORTS:**

Project List

**ADJOURN:**

Gabbi Jones moved to adjourn the meeting. Sam Wilson seconded the motion. Motion carried unanimously. The meeting adjourned at 7:22 PM.

Respectfully Submitted,



Alicia McKenna-Graves – Recording Secretary