

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, August 24, 2022

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

BOARD MEMBERS ABSENT: None

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 7:00 PM.

APPROVAL OF THE AGENDA:
Penny Francke moved that the Board of Directors approve the agenda as written. Chas Rayome seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:
Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting August 3, 2022. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance: Julie Doherty & Rowena Murphy.
Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Community Survey Re: Cellular Towers

Sam Wilson moved that the CountrySide Proprietary issue a community-wide survey in September 2022 on the subject of removing restrictions on cellular towers currently in the governing documents.

Questions to be drafted and agreed to by the Board, with example questions below:

1. Should CountrySide eliminate the current ban on cellular towers in our community?
2. Would you be opposed to a cellular tower being installed in a common area within 1,500 feet of your home?

Chas Rayome seconded the motion. *Motion was deferred for further discussion in Executive Session.*

ARCHITECTURAL ITEMS:

Minor Violations

Penny Francke moved if corrective action is not taken by September 2, 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 September 3, 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. Sam Wilson seconded the motion. Motion carried unanimously.

Annual Inspection Violations

Penny Francke moved if corrective action is not taken by September 16, 2022 for ANNUAL Inspection Violations 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 September 17, 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 November 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. Kumar Sangaran seconded the motion. Motion carried unanimously.

FACILITIES:

Cromwell Pool Manifold Repair

Sam Wilson moved that that Board of Directors accept the proposal to repair the sand filter at Cromwell for an amount NTE\$5,100.00 as 'additional services' under the pool management agreement, with the stipulation that the work is covered with a 1-year warranty on parts and labor. Cost to be applied to the budgeted funds in GL 7520. Work to be completed after the pool is closed for the season. The FAC unanimously recommends this decision. Chas Rayome seconded the motion. *Motion tabled.*

Lindenwood Dormer Windows

Sam Wilson moved that the Board of Directors award the bid for replacement of the dormer windows at Lindenwood Pool to Windows on Washington for a cost NTE \$7500.00 Cost to be applied to budgeted funds in Reserve Contingency GL 9600. The FAC unanimously recommends this decision. Chas Rayome seconded the motion. Motion carried unanimously.

HSP Request: One-Time Additional per pool Payment

Sam Wilson moved that the Board of Directors approve the High Sierra Pools for a one-time additional payment of \$625.00 per pool to offset the increased cost of chemical and materials during the 2022 contract year. All other terms and conditions of the existing agreement to remain in full force and effect. Welbourne, Rokeby, Oatlands, Oakridge, Foxfield & Belmont voted for the motion. Morven voted against the motion. Motion carried.

Tennis DNA Contract Extension

Sam Wilson moved that the Board of Directors approve an extension to Tennis DNA lessons through November 2, 2022. This was unanimously approved by the Facilities Committee. All terms and conditions of the existing contract will remain in effect. Gabbi Jones seconded the motion. Welbourne, Rokeby, Oatlands, Oakridge, Foxfield & Belmont voted for the motion. Morven voted against the motion. Motion carried.

FINANCE:

2022 Audit Firm

Roddy Dean moved that the Board of Directors award the 2022 audit and tax preparation contract to Goldklang Group CPAs, P.C. at a cost NTE \$9900.00. Expense to be charged to GL 5200 and included in the 2023 budget. The Finance Committee approved this recommendation with a cote of 4 yes and 1 no. Penny Francke seconded the motion. Morven, Oakridge, Rokeby, Foxfield, Welbourne & Belmont voted for the motion. Oatlands voted against the motion. Motion carried.

GROUNDS:

2022 Aeration and Overseeding

Penny Francke moved that the Board of Directors approve the \$18,759.38 proposal from Advantage, as 'additional services' under the Land Services Agreement, to complete the annual fall turf aeration and overseeding in 2022. Cost is budgeted and will be applied to GL 6127. The Grounds Committee voted 4 yes, 2 no on his recommendation. Gabbi Jones seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

Status Update – Tot Lots and Lindenwood Pool Repairs

Sam Wilson reported the Facilities Committee has received 3 bids to replace 2 Tot Lots and make repairs as needed to the remaining Tot Lots. Lindenwood Pool repairs to be completed after the pool season. Both items to be discussed at the next Facilities meeting.

Status Update – Entrance Signs and Paving

Penny Francke reported the paving contract is in place and will most likely start mid-September and anticipate completion end of October. The community signs repairs and replacements will likely not be completed this year, hopeful for next year.

COMMITTEE REPORTS:

Facilities Committee	July 14, 2022
Finance Committee	July 19, 2022
Grounds Committee	July 20, 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 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 8:37 PM.

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

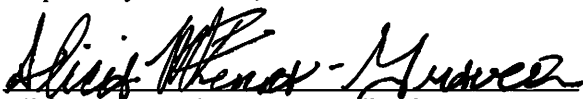
No contract, motion or other action adopted, passed or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action 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 10:07 PM.

ADJOURN:

Sam Wilson moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 10:08 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary