

Amended

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, September 7, 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:

Chas Rayome – Foxfield

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 6:34 PM.

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.** Kumar Sangaran 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:

Gabbi Jones moved that the Board of Directors approve the agenda as written. 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 August 24, 2022. Gabbi Jones seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance: Pat Bour, Julie Doherty & Roberto Recino.

Items discussed:

- Tow Appeal
- Town Hall Update, Board election announcements

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

CountrySide Proprietary Town Hall Meeting

Penny Francke moved that the Board of Directors hold a Town Hall Meeting on October 25, 2022 to review proposed changes to the CountrySide Proprietary Articles of Incorporation, Declaration of Restrictive Covenants, and Bylaws with CountrySide property owners. This date is contingent upon availability of the background information for distribution by September 25, 2022 and is contingent upon availability of our legal counsel, Todd Sinkins. Sam Wilson seconded. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Annual Inspection Violations

Gabbi Jones moved if corrective action is not taken by September 23, 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 24, 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. Penny Francke seconded the motion. Motion carried unanimously.

FACILITIES:

Cromwell Pool Manifold Repair

Sam Wilson moved that the Board of Directors accept the proposal from High Sierra Pools to repair the leaking suction manifold at Cromwell for an amount NTE \$5,100.00 as 'additional services' under the pool management agreement, also with the stipulation that the work is covered with a 1-year warranty on parts and labor. Cost to be applied to GL 7520. Work to be completed after the pool is closed for the season. The FAC unanimously recommends this decision. Gabbi Jones seconded the motion. Motion carried unanimously.

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Community Relations Committee	July 7, 2022
Design Review Committee	July 25, 2022
HPR	August 16, 2022
Neighborhood Advisory Council	July 12, 2022

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Sam Wilson moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:37 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary