

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, September 28, 2022

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

BOARD MEMBERS ABSENT: Kumar Sangaran – Rokeby

OTHERS PRESENT: Ed Thomas – PMP
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 to approve the agenda as written, except for the executive session, which we did not need. Sam Wilson 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 September 7, 2022. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 6 Residents were in attendance: Pat Bour, Jeff Kretsch, Sarah & Jaime Quartararo, Julie Doherty & Fredrik Wallen. Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Proposed Amendments to CountrySide Governing Documents

Penny Francke moved that the Board of Directors officially approve the “FINAL” versions of the Amended Declaration of Covenants, the Bylaws, and the Articles of Incorporation, as drafted by Rees Broome, and distributed to the Board on September 21-22, 2022, for an up/down (yes/no) approval vote by residents. These are the same documents previously distributed to and accepted by the Board.

I further move that the Board accept and approve the supporting documentation prepared by Rees Broome, including:

- Executive Summary of changes to the three main Governing Documents
- The draft Ballot for resident voting on the proposed changes
- The proxy form for voting

- The notice to mortgage holders

...with the stipulation that the Ballot will be amended to include information on electronic voting procedures.

The appropriate documents will be distributed to residents in accordance with the notice requirements in the current Bylaws, in advance of the October Town Hall meeting. Roddy Dean seconded the motion. Motion carried unanimously.

Community Survey on Dog Parks

Sam Wilson moved that the Board of Directors issue a community-wide survey on October 14th with a two-week response window, to gauge CountrySide residents' interest in constructing a dog park or parks in our community, in common areas owned by our community. Additional questions to be added to the survey by fellow board members related to the construction of a dog park are due by October 12th at 5:00 PM.

Initial Questions:

1. Do you believe adding a dog park as a new CountrySide amenity would have a positive or negative impact on home values? (Positive or Negative)
2. Would you support the HOA soliciting donations from local businesses that provide goods and services to dogs, to fund the construction costs of a dog park? (Yes or No)
3. Would you support a dog park being constructed on common area land owned by CountrySide that is at least 200 feet away from any home with tree growth in between to impede sound, or a minimum of 300 feet if no tree growth is present? (Yes or No)

Chas Rayome seconded the motion. Gabbi Jones amended the motion from October 14th to January 2023. Belmont, Foxfield & Welbourne voted for the motion. Morven, Oakridge & Oatlands voted against the motion. Motion did not carry.

ARCHITECTURAL ITEMS:

Minor Violations

All violations were abated before the meeting date.

Annual Inspection Violations

Penny Francke moved if corrective action is not taken by October 14, 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 October 15, 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 December 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. Chas Rayome seconded the motion. Motion carried unanimously.

FACILITIES:

Welbourne & CountrySide Blvd Tot Lot Replacements

Sam Wilson moved that the Board of Directors award the bid for the replacement of the Welbourne and CountrySide Blvd. tot lots to All Recreation for a cost not to exceed \$139,135.37, for their Option 1 design for the Welbourne location and Option 2 design for the CountrySide Blvd location. Cost to be applied to reserve GL 9897. The FAC unanimously approved this recommendation. Chas Rayome seconded the motion. Motion carried unanimously.

Cromwell Diving Board Replacement

Sam Wilson moved that the Board of Directors award the bid for the replacement ½ meter stand and Cromwell pool diving board to NVBlu for a cost NTE \$13,000.00. Cost to be applied to reserve GL 9894. The FAC unanimously approved this recommendation. Penny Francke seconded the motion. Motion carried unanimously.

Pool Table Replacements

Sam Wilson moved that the Board of Directors approve the proposal from Criterion Inc for a cost NTE \$13,110.00 for 27 replacement deck tables for all three pools. Cost to be applied to reserve GL's 9818, 9819, & 9893. The FAC unanimously approved this recommendation. Gabbi Jones seconded the motion. Motion carried unanimously.

Pool Furniture Repairs

Sam Wilson moved that the Board of Directors approve the proposal from Criterion Inc for a cost NTE \$17,198.17 to re-strap and repair the deck chairs for all three pools. Costs to be applied to reserve GL's 9818, 9819 & 9893. The FAC unanimously approved this recommendation. Gabbi Jones seconded the motion. Motion carried unanimously.

FINANCE: None

GROUNDS:

Land Services Agreement

Penny Francke moved that the Board of Directors exercise the first-year contract option in the Land Services Agreement in the amount of \$240,960 with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2023 through December 31, 2023. All other provisions of the agreement will remain in full force and effect. Costs to be applied to GL 6125. The Grounds Committee unanimous recommends approval. Gabbi Jones seconded the motion. Motion carried unanimously.

Tree Services Agreement

Penny Franke moved that the Board of Directors exercise the first -year contract option of the Tree Services Agreement with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2023 through December 31, 2023. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 6128, GL 6154, and GL8571. The Grounds Committee unanimous recommends approval. Chas Rayome seconded the motion. Motion carried unanimously.

Snow Removal Services Agreement

Penny Francke moved that the Board of Directors exercise the first -year contract option in the Snow Removal Services Agreement with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2021 through December 31, 2021. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 8540. The Grounds Committee unanimous recommends approval. Sam Wilson seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Grounds Committee

August 17, 2022

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION: None

ADJOURN:

Sam Wilson moved to adjourn the meeting. Gabbi Jones seconded the motion. Motion carried unanimously.
The meeting adjourned at 8:22 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary