

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, November 2, 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: 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 7:01 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 October 26, 2022. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 9 Residents were in attendance: Pat Bour, Juan Hernandez, Julie Doherty, Dan Castan, Traci Medlock, Milton & Verena Perez, Pam McGraw, Lorraine Gunzerath & Anne Steingass.
Items discussed:

- Governing Documents Voting
- Governing Documents Voting Numbers to date
- NAC Hybrid Meetings
- DRC Appeal

GENERAL BUSINESS:

A. OLD BUSINESS:

NAC Request for a Hybrid Meeting in January 2023

Penny Francke moved that the Board of Directors approve the request from the NAC to hold a hybrid (part virtual and part in person) meeting in January 2023. This request was supported by all members of the NAC. Chas Rayome seconded the motion. Motion carried unanimously.

B. NEW BUSINESS:

Extension of Voting Period on Document Amendments

Penny Francke moved that the Board of Directors extend the voting period on amendments to the CountrySide Proprietary governing documents until November 23, 2022. Roddy Dean seconded the motion. Motion carried unanimously.

Mailing of Mortgagee Letters

Penny Francke moved that the Board of Directors delay sending out the letter to the mortgagees until there has been enough voter participation to suggest a good possibility of a successful outcome due to

the high cost of printing and mailing the letters via certified mail return receipt requested. Kumar Sangaran seconded the motion. Motion carried unanimously.

Amendment Voting Electronic Signs

Sam Wilson moved that the Board of Directors approve the rental of electronic signs from Traffic Safety Supplies from November 3rd to November 9th, for notifications to residents of the need to vote in the updated governing documents, at a cost NTE \$2,100.00. And the cost should be applied to the correct GL code number associated with legal costs as that is what these updated documents are under. Penny Francke seconded the motion.

Gabbi Jones moved to amend the motion to change the display dates to November 9th through November 15th. Sam Wilson accepted the amendment. Motion carried unanimously.

Amendment Voting Yard Signs

Penny Francke moved that the Board of Directors approve the purchase of 100 – 28” x 44” poly coated fold over signs, screen printed 1 color (no bleeds) \$4.31/ea. Plus \$1.30/ea. For the 37” U-shaped rod sign holders, \$40.00 for folding and stapling, and \$166.68 for shipping via UPS ground to a business at zip code 20165 for a grand total of \$767.68, and a cost NTE \$800.00. Sam Wilson seconded the motion.

Penny Francke amended the motion to add this includes a suggestion that the Board temporarily suspends the “no signs on private property” ban for the purposes of this sign only.

Roddy Dean added a suggestion to the amendment of an end date of November 23rd, which Penny Francke accepted. Sam Wilson further suggested the lift on the ban start November 9th and end November 23rd, which Penny Francke accepted. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Appeal of DRC Denial, Application #75538-69829 - Shed

Penny Francke moved that the Board of Directors *uphold* the DRC’s decision on October 24, 2022 and *deny* application #75538-69829. Gabbi Jones seconded the motion. Motion carried unanimously.

CountrySide Community Guidelines Updates and Revisions for 2023

Roddy Dean moved that the Board of Directors adopt the attached updated and revisions to be part of the 2023 CountrySide Community Guidelines. Penny Francke seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE:

2023 Annual Budget

Roddy Dean moved that the Board of Directors adopt the 2023 Annual Budget as written and included in the Board packet. Kumar Sangaran seconded the motion. Motion carried unanimously.

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Town Hall Meeting Questions

COMMITTEE REPORTS:

Community Relations Committee	September 6, 2022
Design Review Committee	September 26, 2022
Facilities Committee	August 11, 2022 & September 12, 2022
Finance Committee	September 20, 2022
Grounds Committee	September 21, 2022 & October 19, 2022
HPR	October 12, 2022
Neighborhood Advisory Council	September 13, 2022

MANAGEMENT REPORTS: None

EXECUTIVE SESSION: None

ADJOURN:

Roddy Dean moved to adjourn the meeting. Sam Wilson seconded the motion. Motion carried unanimously.
The meeting adjourned at 8:32 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary