

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, February 1, 2023

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
Alicia McKenna-Graves – PMP

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

EXECUTIVE SESSION:
Dave Barrie stated **Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to discuss and consider contracts 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. The Board of Directors entered into Executive Session at 6:34 PM. Belmont absent for motion, joined meeting at 6:40 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 7:03 PM.

APPROVAL OF THE AGENDA:
Gabbi Jones moved the agenda be approved as written. Roddy Dean seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:
Chas Rayome moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 25, 2023. Sam Wilson seconded the motion. Motion carried unanimously.

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

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

MOKOAPP Services Agreement

Roddy Dean moved that the Board of Directors contract with MokoApp to provide the mobile app, digital pool pass with dynamic household member limit feature and website services, for the combined monthly subscription services price of \$325.00/month and \$5500.00 in the upfront development fees. Gabbi Jones seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE:

POA Disclosure Packet Fees & Post-Closing Fee

Roddy Dean moved that the Board of Directors adopt the following fees effective immediately in accordance with the Virginia Department of Professional & Occupational Regulations:

- | | | |
|---|----------|-------------------|
| • Disclosure Packet Electronic Delivery | \$315.00 | (currently \$264) |
| • Disclosure Packet Paper Form | \$350.00 | (currently \$293) |
| • Rush/Expedite – above fee plus | \$ 70.00 | (currently \$58) |
| • Additional Hard Copy | \$ 35.00 | (currently \$29) |
| • Post-Closing Fee | \$ 70.00 | (currently \$58) |

Gabbi Jones seconded the motion. Motion carried unanimously.

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Pickle Ball

COMMITTEE REPORTS: None

MANAGEMENT REPORTS: None

EXECUTIVE SESSION:

Roddy Dean stated Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to Discuss and consider contracts 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 7:22 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 7:57 PM.

ADJOURN:

Sam Wilson moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 7:58 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary