

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, March 22, 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
Tim Pope – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:19 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 legal matters and 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. Kumar Sangaran seconded the motion. Belmont, Foxfield, Oakridge, Oatlands & Rokeby voted for the motion. Morven and Welbourne were absent from the motion. Motion carried. The Board of Directors entered into Executive Session at 6:20 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 6:54 PM.

APPROVAL OF THE AGENDA:
Roddy Dean moved the Board of Directors accept the agenda as written with the exception of the Pool Rules & Regulations. Dave Barrie seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:
Dave Barrie moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting March 1, 2023. Chas Rayome seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 6 Residents were in attendance:
Pat Bour, Juan Hernandez, Julie Doherty, Janet Hroncich, Al Zangrilli, Katherine Rayome. Items discussed:

- Governing Documents Update
- Cell Towers
- Fencing Issue
- Parking Issue
- Guidelines Updates

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Appeal of DRC Denial Application #76561-133440 – Shed

Roddy Dean moved that the Board of Directors *overturn* the DRC's decision on February 27, 2023 and *approve* application #76561-133440. Sam Wilson seconded the motion. Belmont, Foxfield & Welbourne voted for the motion. Oakridge, Oatlands & Rokeby voted against the motion. Morven abstained from the motion. Motion did not carry.

Injunctive Relief – 69803

Dave Barrie moved that the Board of Directors authorize legal counsel to proceed with the injunctive relief process for outstanding violations on the following account: 69803. Kumar Sangaran seconded the motion. Welbourne, Oatlands, Oakridge, Foxfield, Belmont & Rokeby voted for the motion. Morven abstained from the motion. Motion carried.

Injunctive Relief – 70441 & 70496

Dave Barrie moved that the Board of Directors authorize legal counsel to proceed with the injunctive relief process for outstanding violations on the following accounts: 70441 & 70496. Kumar Sangaran seconded the motion. Belmont, Foxfield, Oakridge, Oatlands and Rokeby voted for the motion. Morven and Welbourne abstained from the motion. Motion carried.

Minor Violations

Roddy Dean moved if corrective action is not taken by March 31, 2023 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 April 1, 2023.

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. Dave Barrie seconded the motion. Motion carried unanimously.

Proposed Revision to the 2023 CountrySide Community Guidelines

Chas Rayome moved that the Board of Directors approve the revisions to the 2023 CountrySide Community Guidelines contained in the March 22, 2023 board meeting packet. Kumar Sangaran seconded the motion. *Penny Francke made a friendly amendment to split the guideline changes into two motions. New motion reads: I move that the Board of Directors approve the revisions to the 2023 CountrySide Community Guidelines – Porches, contained in the March 22, 2023 board meeting packet. Motion carried unanimously.*

Proposed Revision to the 2023 CountrySide Community Guidelines - Sheds

Chas Rayome moved that the Board of Directors approve the revisions to the 2023 CountrySide Community Guidelines pertaining to Single Family Sheds, guideline 49, page 47, contained in the March 22, 2023 board meeting packet. Sam Wilson seconded the motion. Belmont, Foxfield, and Welbourne voted for the motion. Morven, Oakridge, Oatlands and Rokeby voted against the motion. Motion did not carry.

FACILITIES:

Kubota and Truck Replacements

Chas Rayome moved that the Board of Directors approve the purchase of an in-stock RTV-1100C Kubota instead of the RTV-X900 Kubota which is on back order for an increased cost of \$15,239.00 and approve the purchase of a smaller truck without a plow package to replace the 2012 F-250. Sam Wilson seconded the motion. *Penny Francke made a friendly amendment to read: I move that the Board of Directors approve the purchase of an in-stock RTV-1100C Kubota instead of the RTV-X900 Kubota which is on back order for an increased cost of \$15,239.00 and approve the purchase of a smaller truck without a plow package to replace the 2012 F-250, contingent upon bridge clearances being acceptable. Motion carried unanimously.*

FINANCE:

Proposed Non-Standard Payment Plan Account #71274

Roddy Dean moved that the Board of Directors approve the non-standard payment plan for account #71274 contained in the March 22, 2023 board packet. The finance committee ratified my actions on this. Sam Wilson seconded the motion. Motion carried unanimously.

Proposed Non-Standard Payment Plan Account #10664

Roddy Dean moved that the Board of Directors approve the non-standard payment plan for account #10664 contained in the March 22, 2023 board packet. The finance committee ratified my actions on this payment plan. Chas Rayome seconded the motion. Motion carried unanimously.

GROUNDS:

Turf aeration & Lime treatment

Dave Barrie moved that the Board of Directors approve the Advantage proposal for turf aeration and lime treatment for areas shown on map contained in the March 22, 2023 board packet at a cost of \$31,175.00. Cost to be charged to GL 6127. The Grounds Committee approved this recommendation. Roddy Dean seconded the motion. Motion carried unanimously.

Woodline Clean-up Behind 15-42 Haxall

Sam Wilson moved that the Board of Directors approve the Advantage Landscape Time and Materials proposal to clean up the Woodline behind 15-42 Haxall Ct. Scope of work is to, knock down all overgrown underbrush approximately 10'-15' from already established wood line, remove vines and brush from utility boxes, haul away associated debris. Cost NTE \$5000. Cost to be charged to GL 6127. The Grounds Committee approved this recommendation. Roddy Dean seconded the motion. Motion carried unanimously.

CountrySide Entrance Sign Environs Clean-up

Chas Rayome moved that the Board of Directors approve the Advantage Landscape Time and Materials proposal to clean up area around the CountrySide entrance sign. Scope of work knock down all underbrush from the wood line to the top of the hillside, remove all fallen trees, cut flush and haul all marked dead trees, deadwood multiple evergreen trees. Cost NTE \$8500. Cost to be charged to GL 6127. The Grounds Committee approved this recommendation. Dave Barrie seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Facilities Committee	January 12, 2023 & February 9, 2023
Finance Committee	February 21, 2023
Grounds Committee	February 15, 2023
Neighborhood Advisory Council	February 14, 2023

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Sam Wilson moved to adjourn the meeting. Gabbi Jones seconded the motion. Motion carried unanimously. The meeting adjourned at 9:05 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary