

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS MEETING**  
Zoom Remote Meeting Due to COVID-19 Pandemic  
Wednesday, May 3, 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 7:00 PM.

**APPROVAL OF THE AGENDA:**  
Chas Rayome moved that the Board of Directors approve the agenda as written. Dave Barrie seconded the motion. Motion carried unanimously.

**APPROVAL OF MEETING MINUTES:**  
**Board of Directors Meeting April 5, 2023**  
Chas Rayome moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 5, 2023. Dave Barrie seconded the motion. Motion carried unanimously.

**Board of Directors Meeting April 26, 2023**  
Chas Rayome moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 26, 2023. Dave Barrie seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 2 Residents were in attendance: Pat Bour, Julie Naquin  
Items discussed: HOA Assessments

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

Suspension of Amenities Privileges

Roddy Dean moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents:

*“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 any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association,”*

The suspensions shall be effective as of May 5, 2023 and shall apply until the following accounts have complied with maintenance requests and/or have no unpaid assessments. Dave Barrie seconded the motion. Belmont, Morven, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Foxfield abstained from the motion. Motion carried.

**ARCHITECTURAL ITEMS:** None

**FACILITIES:** None

**FINANCE:** None

**GROUND:**

**Chelmsford Trail Bridge Replacement**

Dave Barrie moved that the Board of Directors award the contract for replacement of the wooden bridge close to the Chelmsford tot lot to A&A Fence, for an amount NTE \$28,500\*, with the contingency that A&A Fence provide PMP with appropriate and acceptable warranty details on the repair. Insurance claim to be filed with balance of funds to be charged to reserve funds. The Grounds committee unanimously approved this recommendation. Roddy Dean seconded the motion. Penny Francke added a friendly amendment to approve the contract contingent upon proper disposal of old bridge being included. Motion carried unanimously.

**INFORMATION/DISCUSSION ITEMS:**

- Updates on Kubota delivery and Annual Inspections schedule
- Update on Moko App status, Extended office hours & Town Hall Meeting
- Town Hall Meeting email blasts

**COMMITTEE REPORTS:** None

**MANAGEMENT REPORTS:** None

**EXECUTIVE SESSION:** None

**ADJOURN:**

Sam Wilson moved to adjourn the meeting. Gabbi Jones seconded the motion. Motion carried unanimously. The meeting adjourned at 7:43 PM.

Respectfully Submitted,

  
Alicia McKenna-Graves – Recording Secretary