

**COUNTRYSIDE PROPRIETARY  
BOARD OF DIRECTORS MEETING**  
Zoom Remote Meeting Due to COVID-19 Pandemic  
Wednesday, July 26, 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 6:37 PM.

**EXECUTIVE SESSION:**  
Gabbi Jones 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 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 6:38 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 7:01 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:**  
Chas Rayome moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting July 12, 2023. Roddy Dean seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 5 Residents were in attendance: Julie Doherty, Nancy Connelly, Pat Bour, Evelyn & Peter Yorgey. Items discussed: None

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Loudoun County Easement Request re: Safe Routes to School**

Chas Rayome moved that the Board of Directors approve the Loudoun County Public Schools request and grant an easement in support of the Safe Routes to Schools as contained in the July 26, 2023 Board packet. The Agreement has been betted by CountrySide Proprietary legal counsel. Kumar Sangaran seconded the motion. Motion carried unanimously.

**Letter Requesting an Opinion from the Loudoun County Zoning Administrator  
re: Short Term Rentals in CountrySide Proprietary**

Roddy Dean moved that the Board of Directors approve sending the letter drafted by Proprietary legal counsel to request that the Zoning Administrator for Loudoun County issue an opinion regarding short term rentals within the Proprietary. Dave Barrie seconded the motion. Motion carried unanimously.

**Resolution #286 – Due Process Policy**

Chas Rayome moved that the Board of Directors adopt Resolution #286 – Due Process as written by Proprietary legal counsel and contained in the July 26, 2023 Board meeting packet. Kumar Sangaran seconded the motion. Motion carried unanimously. Penny requested that Board Secretary Chas Rayome review the proposed new resolution, as required by Resolution 125, to determine if in his opinion the proposed Resolution implements, defines or modifies rules, regulations or policies that may have an impact on an owner's rights or privileges prior to publication in the Courier.

**ARCHITECTURAL ITEMS:**

**Minor Violations**

Roddy Dean moved if corrective action is not taken by August 4, 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 August 4, 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. Kumar Sangaran seconded the motion. Oatlands, Rokeby, Morven, Welbourne, Belmont & Oakridge voted for the motion. Foxfield voted against the motion. Motion carried.

**FACILITIES:** None

**FINANCE:** None

**GROUND:** None

**INFORMATION/DISCUSSION ITEMS:**

- Legal Options, re: Registered Sex Offenders

**COMMITTEE REPORTS:** None

**MANAGEMENT REPORTS:**

Management Report


Financial Reports

Project List

**ADJOURN:**

Roddy Dean moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:31 PM.

Respectfully Submitted,



Alicia McKenna-Graves – Recording Secretary