

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, August 2, 2023

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Penny Francke – Oakridge
Roddy Dean – Morven
Gabbi Jones – Belmont
Kumar Sangaran – Rokeby
Chas Rayome – Foxfield
Sam Wilson – Welbourne (late)

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 7:02 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 26, 2023. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 7 Residents were in attendance: Pat Bour, Terri Hess, Hamzah Haleem, Julie Doherty, Nancy Connelly, Edwin Ventura, Ann Buresh.
Items discussed:
- DRC Application
- Violation Notice

GENERAL BUSINESS:

- A. OLD BUSINESS: None
- B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Request for Use of Common Ground – Car Detailing, Application #78489-70645

Gabbi Jones moved that the Board of Directors approve the request for use of common ground for a car detailing business as requested and described in Application #78489-70645. Sam Wilson seconded the motion and added the amendment *contingent on the homeowner providing a waiver of liability to CountrySide Proprietary and indemnification for any claims that arise through the operation of this entrepreneurial enterprise*. Belmont, Foxfield & Welbourne voted for the motion. Morven, Oakridge, Oatlands & Rokeby voted against the motion. Motion did not carry.

Minor Violations

Roddy Dean moved if corrective action is not taken by August 11, 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 12, 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. Welbourne, Rokeby, Oatlands, Oakridge, Morven & Belmont voted for the motion. Foxfield voted against the motion. Motion carried.

Major Violations

Chas Rayome moved if corrective action is not taken by August 18, 2023 for this Major violation the Board agrees "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 19, 2023, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by September 1, 2023 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Sam Wilson seconded the motion. Motion carried unanimously.

BOD Extension for Major Violation #91834

Roddy Dean moved that the Board of Directors give Mr. Ventura two weeks to go ahead and complete his cleaning of his gutters, at 92 Bickel Ct. Chas Rayome seconded the motion. Motion carried unanimously. This action effectively extends the date to correct Major Violation #91834 until August 16, 2023.

BOD Extension for Major Violation #100730

Chas Rayome moved that the Board of Directors grant the one-month extension to 34 Alden Ct for the purposes of completing work. Roddy Dean seconded the motion. Motion carried unanimously. This action effectively extends the date to correct Major Violation #100730 until September 1, 2023.

FACILITIES: None

FINANCE: None

GROUNDS:

Oatlands Stream Bed Beautification Project

Chas Rayome moved that the Board of Directors approve Advantage Proposal #3590 for the "Oatlands Stream Beautification Project" (Phase 1) at a cost of \$12,175.00. Cost to be applied to GL 6127. The Grounds Committee unanimously recommended approval of this project. Gabbi Jones seconded the motion. Belmont, Foxfield, Morven, Oatlands, Rokeby & Welbourne voted against the motion. Oakridge voted for the motion. Motion did not carry.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Design Review Committee	June 28, 2023
Facilities Committee	June 23, 2023
Finance Committee	June 20, 2023
Grounds Committee	June 21, 2023 & July 19, 2023
HPR	July 20, 2023
Neighborhood Advisory Council	June 13, 2023

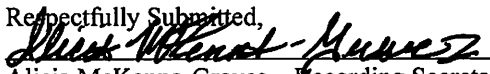
MANAGEMENT REPORTS:

Project List

ADJOURN:

Sam Wilson moved to adjourn the meeting. Gabbi Jones seconded the motion. Motion carried unanimously. The meeting adjourned at 8:18 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary