

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, August 23, 2023

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Penny Francke – Oakridge
Roddy Dean – Morven
Gabbi Jones – Belmont
Kumar Sangaran – Rokeby
Chas Rayome – Foxfield

BOARD MEMBERS ABSENT: Sam Wilson – Welbourne

OTHERS PRESENT: Catherine Neelley – PMP
Ed Thomas – 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 August 2, 2023. Gabbi Jones seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS:
5 Residents were in attendance: Pat Bour, Julie Doherty, Nancy Connelly, Evelyn Yorgey, & Lisa Degilio.
Items discussed:

- Loudoun County zoning update on STRs
- Governing Documents voting count
- Town Hall with LCBOS
- Violation Notice

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Neighborhood Advisory Council Election – Belmont

Roddy Dean moved that Evelyn Yorgey be elected to the Belmont Neighborhood Advisory Council for 2023. Ms. Yorgey is a CountrySide member in good standing. Chas Rayome seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Minor Violations

Roddy Dean moved if corrective action is not taken by September 1, 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 September 2, 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. Rokeby, Oatlands, Oakridge, Morven & Belmont voted for the motion. Foxfield voted against the motion. Motion carried.

Major Violation

Gabbi Jones moved if corrective action is not taken by September 8, 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 September 9, 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 October 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. Roddy Dean seconded the motion. Belmont, Morven, Oakridge, Oatlands, & Rokeby voted for the motion. Foxfield voted against the motion. Motion carried.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Facilities Committee	July 13, 2023
Finance Committee	July 18, 2023
HPR	August 9, 2023
Neighborhood Advisory Council	July 8, 2023

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION:

Chas Rayome stated Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to discuss and consider matters involving violations of the declaration or rules and regulations 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. Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:36 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 8:41PM.

ADJOURN:

Roddy Dean moved to adjourn the meeting. Chas Rayome seconded the motion. Motion carried unanimously. The meeting adjourned at 8:41 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary