

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, September 6, 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 6:17 PM.

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 contracts and 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. Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:18 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 7:00 PM.

APPROVAL OF THE AGENDA:
Chas Rayome moved that the Board of Directors approve the agenda as written. Roddy Dean 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 23, 2023. Dave Barrie seconded the motion. Belmont, Foxfield, Morven, Oakridge, Oatlands & Rokeby voted for the motion. Welbourne abstained from the motion. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 9 Residents were in attendance: Pat Bour, Juan Hernandez, Rodney Collins, Pamela McGraw, Fredrik Wallin, Robert & Erin Schmidinger, and Seana Douglas & Ivan Vazquez

Items discussed:
- CountrySide Pond Bench Placement
- Welbourne Mutt Mitt Station
- EV Charging Stations for Town Houses

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Establish 2024 Election Committee and Appointments to the 2024 Election Committee
Gabbi Jones moved that the Board of Directors establish a 2024 Election Committee and appoint the following members to the 2024 Election Committee: Pat Bour, Jeff Kretsch, Janet Callum & Albert Zangrilli. All are members in good standing. Sam Wilson seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE:

Non-Judicial Foreclosure Letter

Roddy Dean moved that the Board of Directors confirm the decision to proceed with the necessary steps to institute a non-judicial foreclosure on Account #70620 and approve the "foreclosure letter" contained in the September 6, 2023 Board meeting packet. Chas Rayome seconded the motion. Motion carried unanimously.

GROUNDS:

CountrySide Pond Bench

Chas Rayome moved that the Board of Directors motion to have this be sent back to the Grounds Committee to reconsider the placement of the bench along a different location along CountrySide Pond. Roddy Dean seconded the motion. Belmont, Foxfield, Morven, Oakridge & Rokeby voted for the motion. Oatlands & Welbourne voted against the motion. Motion carried.

INFORMATION/DISCUSSION ITEMS:

- EV Charging Stations
- Governing Documents Vote

COMMITTEE REPORTS:

Design Review Committee

July, 24, 2023

MANAGEMENT REPORTS:

Project List

ADJOURN:

Gabbi Jones moved to adjourn the meeting. Sam Wilson seconded the motion. Motion carried unanimously. The meeting adjourned at 8:48 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary