

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, September 27, 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 7:03 PM.

EXECUTIVE SESSION: None

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 September 6, 2023. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 5 Residents were in attendance: Pat Bour, Matt Brown, Mark Kennedy, Nancy Connelley & Julie Doherty. Items discussed: Inspection Violation, Common Area Trees

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Resolution #260 – Ad Hoc HPR Committee

Dave Barrie moved that the Board of Directors change the status of the Horsepen Run Committee from an ad hoc committee to a standing committee and send the proposed revisions to Resolution 260 to legal counsel for review. Chas Rayome seconded the motion. Motion carried unanimously.

Release of Rehabilitated Wildlife in HPR

Dave Barrie moved that the Board of Directors grant permission for CountrySide resident and professional wildlife rehabilitator Alix Badley to release rehabilitated wildlife in Horsepen Run on a trial basis. Chas Rayome seconded the motion with a friendly amendment of *a one year trial period*. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Minor Violations

Chas Rayome moved if corrective action is not taken by October 6, 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 October 7, 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. Belmont, Morven, Oakridge, Oatlands, Rokeby, & Welbourne voted for the motion. Foxfield voted against the motion. Motion carried.

Major Violations

Chas Rayome moved if corrective action is not taken by October 13, 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 October 14, 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 November 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. Dave Barrie seconded the motion. Belmont, Morven, Oakridge, Oatlands, Rokeby, & Welbourne voted for the motion. Foxfield voted against the motion. Motion carried.

Extension for Major Violation #69803

Sam Wilson moved that the Board of Directors extend the time period for correcting the violation until October 31, 2023. Chas Rayome seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Loudoun County Stream Restoration
- Fall Fest Update
- Parkway Wifi
- Declaration Amendment Voting Update
- Budget Work Session Schedule

COMMITTEE REPORTS:

Community Relations Committee	August 3, 2023
Facilities Committee	August 10, 2023
Finance Committee	August 15, 2023
Grounds Committee	August 16, 2023
Neighborhood Advisory Council	August 8, 2023

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Chas Rayome moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 8:13 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary