

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, October 4, 2023

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Penny Francke – Oakridge
Roddy Dean – Morven
Sam Wilson – Welbourne
Gabbi Jones – Belmont
Chas Rayome – Foxfield

BOARD MEMBERS ABSENT: Kumar Sangaran – Rokeby

OTHERS PRESENT: Ed Thomas – PMP
Catherine Neelley – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:03 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 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 6:04 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 6:57 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 September 27, 2023. Dave Barrie seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance: Pat Bour & Nancy Connelly
Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Fall Fest Desserts

Gabbi Jones moved that the Board of Directors approve contracting The Chocolate Chick Company to provide desserts for Fall Fest. The CRC voted 4-0 with 1 abstention to recommend this selection. Sam Wilson seconded the motion. Belmont, Foxfield, Morven, Oakridge & Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

Office Lease Terms

Chas Rayome moved that the Board of Directors enter into a lease agreement for 14 Pidgeon Hill Dr, Ste 320 commencing January 1, 2024. The term of the lease will be 5 years with a 5-year option. Roddy Dean seconded the motion. Belmont, Foxfield, Morven, Oakridge voted for the motion. Oatlands voted against the motion and Welbourne abstained from the motion. Motion carried.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE:

Standard Payment Plan Request for Account #94285
Tabled

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Budget Requests
- Welbourne Traffic Study
- Update on Zoning Opinion Request

COMMITTEE REPORTS:

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|-------------------------|--------------------|
| Design Review Committee | August 28, 2023 |
| Facilities Committee | September 14, 2023 |
| Grounds Committee | September 13, 2023 |

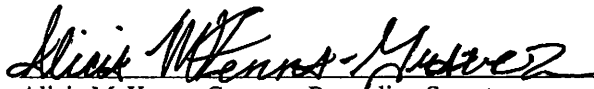
MANAGEMENT REPORTS:

Project List

ADJOURN:

Sam Wilson moved to adjourn the meeting. Chas Rayome seconded the motion. Motion carried unanimously. The meeting adjourned at 7:23 PM.

Respectfully Submitted,



Alicia McKenna-Graves – Recording Secretary