

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, January 24, 2024

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Dave Barrie – Oatlands
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Fredrik Wallin – Welbourne

BOARD MEMBERS ABSENT: Edwin McGee – Belmont

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 7:01 PM.

EXECUTIVE SESSION: None

APPROVAL OF THE AGENDA:
Fredrik Wallin moved that the Board of Directors approve the agenda as written. Dave Barrie seconded the motion. Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven voted against the motion. Motion carried.

APPROVAL OF MEETING MINUTES:
Dave Barrie moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting November 1, 2023. Roddy Dean seconded the motion. Penny Francke made a friendly amendment to approve the minutes "*contingent upon correction of the date.*" Morven, Oakridge, Oatlands & Rokeby approved the motion. Welbourne abstained from the motion. Motion carried.

Roddy Dean moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 3, 2024. Dave Barrie seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 0 Residents were in attendance. Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

NAC Committee Appointments

Roddy Dean moved that the Board of Directors approve the NAC Committee appointments as contained in the January 24, 2024 Board packet. Committees are required to operate in accordance with the CountrySide Proprietary governing documents and Resolutions. Dave Barrie seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Minor Violations

Roddy Dean moved if corrective action is not taken for MINOR violations issued prior to the approval of Resolution 289 by January 2, 2024 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 January 3, 2024.

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. Motion carried unanimously.

FACILITIES: None

FINANCE:

January Late Fee Waiver

Roddy Dean moved that the Board of Directors approve a one-time waiver of the January late fees due to the office move, lack of internet and phone service, and delayed mail delivery created by mail forwarding. The Finance Committee recommended approval with a vote of 3-2 with one abstention. Fredrik Wallin seconded the motion. Dave Barrie made a friendly amendment to “*not forgive anybody a late assessment fee if they already owe money*”. The amendment was accepted and then overturned. Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

GROUNDS:

Neighborhood Signs

Fredrik Wallin moved that the Board of Directors approve the purchase of twenty-three (23) aluminum composite material signs from Signs by Tomorrow to replace the green and white Neighborhood Signs throughout the community: cost NTE \$35,000, including tax. Cost to be applied to Reserve GL code 9595. The Grounds Committee unanimously recommends approval. Kumar Sangaran seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

NAC Liaison

Roddy Dean moved that the Board of Directors tabled the motion for a NAC Liaison indefinitely until there is a volunteer. Fredrik Wallin seconded the motion. Motion carried unanimously.

COMMITTEE REPORTS:

Grounds Committee	November 15, 2023
Neighborhood Advisory Council	November 7, 2023

MANAGEMENT REPORTS:

Management Report
Financial Reports

ADJOURN:

Roddy Dean moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:10 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary