

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, October 25, 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: Catherine Neelley – PMP
Tim Pope – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:01 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 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.** Dave Barrie seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:03 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 October 4, 2023. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance: Pat Bour, Julie Doherty, & Nancy Connelly. Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

CountrySide Annual Meeting

Chas Rayome moved that the Board of Directors schedule and hold a virtual annual meeting of the members, on Monday, December 11, 2023 at 8:00 PM.

Our property manager, PMP, will post the announcement on the home page of the CountrySide website and notify property owners via email on 11/10/23, with two additional emails reminders sent on 12/04/23 and 12/10/23. Gabbi Jones seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES:

2024 Pool Management Services

Dave Barrie moved that the Board of Directors award the 2024 Pool Management Contract to American for a cost not to exceed \$266,290. The Base contract year will be January 1, 2024 through December 31, 2024 with two (2) one-year options in accordance with Section IV, titled "Duration of Agreement" of the Pool Management Agreement. The cost of to be charged to GL 7500. The FAC has voted unanimously to recommend awarding the 2024 Pool Management contract to American Pool. Chas Rayome seconded the motion. Motion carried unanimously.

2023 Truck Purchase

Dave Barrie moved that the Board of Directors approve purchasing a 2023 Ford F-150 truck from Jerry's Ford in Leesburg for an amount not to exceed \$50,000 to include affixing the CountrySide logo, and purchase of a safety light for the truck. The cost will be applied to GL 9551. Chas Rayome seconded the motion. Belmont, Foxfield, Oakridge & Oatlands voted for the motion. Morven & Welbourne voted against the motion. Motion carried.

FINANCE:

2024 Common Driveway Assessment

Gabbi Jones moved that the 2024 Common Driveway Assessment Resolution 288 be approved as written. Chas Rayome seconded the motion. Motion carried unanimously.

Non-Standard Payment Plan Request for Account #71075

Roddy Dean moved that the Board of Directors *deny* the standard payment plan for Account #71075 contained in the October 25, 2023 Board packet. The Finance Committee voted unanimously to recommend denying this payment plan. Sam Wilson seconded the motion. Welbourne, Oatlands, Oakridge, Morven & Belmont voted for the motion. Foxfield abstained from the motion and Rokeby was absent. Motion carried.

GROUNDS:

Trash, Recycling, & Yard Waste Removal Services Agreement

Roddy Dean moved that the Board of Directors award the 2024 agreement for Trash, Recycling & Yard Waste Collection to Republic Services for the annual total cost not to exceed \$792,012. Cost to be applied to GL's 6145 and 8545. The Grounds Committee unanimously recommended approval. Chas Rayome seconded the motion. Motion carried unanimously.

Land Services Agreement – Second Year Contract Option

Chas Rayome moved that the Board of Directors exercise the second-year contract option in the Land Services Agreement in the amount of \$240,960 with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2024 through December 31, 2024. All other provisions of the agreement will remain in full force and effect. Costs to be applied to GL 6125. The Grounds Committee unanimously recommends approval. Roddy Dean seconded the motion. Motion carried unanimously.

Snow Removal Services Agreement – Second Year Contract Option

Chas Rayome moved that the Board of Directors exercise the second-year contract option in the Snow Removal Services Agreement with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2024 through December 31, 2024. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 8540. The Grounds Committee unanimously recommends approval. Roddy Dean seconded the motion. Motion carried unanimously.

Tree Services Agreement – Second Year Contract Option

Chas Rayome moved that the Board of Directors exercise the second-year contract option in the Tree Services Agreement with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2024 through December 31, 2024. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 6128, GL 6154 and GL 8571. The Grounds Committee unanimously recommends approval. Roddy Dean seconded the motion. Motion carried unanimously.

Powell Ct Retaining Wall

Chas Rayome moved that the Board of Directors approve construction of an 18" retaining wall on Powell Ct and award the contract to A&A Fence at a cost not to exceed \$10,500. The cost of to be charged to GL 6127. The Grounds Committee has voted unanimously to recommend awarding the contract to A&A Fence. Gabbi Jones seconded the motion. Belmont, Foxfield, Morven, Oakridge & Oatlands voted for the motion. Welbourne voted against the motion. Motion carried.

INFORMATION/DISCUSSION ITEMS:

- Loudoun County Coalition on Invasive Species/LIRA Letter Update
- Fall Fest Update
- Update on the Vote to Amend the Governing Documents

COMMITTEE REPORTS:

Community Relations Committee	September 7, 2023
Finance Committee	September 19, 2023
Grounds Committee	September 20, 2023
Neighborhood Advisory Council	September 12, 2023

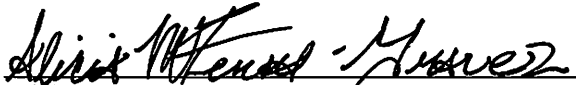
MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Gabbi Jones moved to adjourn the meeting. Chas Rayome seconded the motion. Motion carried unanimously. The meeting adjourned at 7:48 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary