

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS MEETING**

Zoom Remote Meeting Due to COVID-19 Pandemic  
Wednesday, February 28, 2024

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

**BOARD MEMBERS ABSENT:** None

**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 6:01 PM.

**EXECUTIVE SESSION:**

Edwin McGee stated **Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to discuss and consider legal matters & discuss and consider matters involving violations of the declaration or rules and regulations 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.** Fredrik Wallin seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:02 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:**

Edwin McGee moved that the Board of Directors approve the agenda as written. Fredrik Wallin seconded the motion. Motion carried unanimously.

**APPROVAL OF MEETING MINUTES:**

Roddy Dean moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 7, 2024. Edwin McGee seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 3 Residents were in attendance: Art Rodriguez, Lynne Holtzclaw & Nancy Connelly.

Items discussed: DRC Appeal

**GENERAL BUSINESS:**

**A. OLD BUSINESS: None**

**B. NEW BUSINESS:**

**Loudoun County Traffic Calming Plan for McPherson Circle**

Fredrik Wallin moved that the Board of Directors support the Loudoun County Traffic Calming Plan for McPherson Circle as contained in the February 28, 2024 Board packet. Kumar Sangaran seconded the motion.

**Legal Training for the BoD, DRC, and NAC**

Roddy Dean moved that the Board of Directors approve training session with Proprietary legal counsel, Todd Sinkins, for the Board of Directors, DRC and NAC. The total cost of meeting preparation not to exceed \$1500, will be charged to GL5221 General Legal Expense. Meeting attendance by legal to deliver the training is included in the annual retainer fee Fredrik Wallin seconded the motion. Motion carried unanimously.

**ARCHITECTURAL ITEMS:**

**Application #70325-80163 Fence**

Roddy Dean moved that the Board of Directors deny application #70325-80163 for a 5' fence. Dave Barrie seconded the motion. Welbourne, Rokeby, Oakridge, Morven and Oatlands voted for the motion. Belmont voted against the motion. Motion carried.

**FACILITIES:**

**Non-Standard Payment Plan Request for Account #70898**

Roddy Dean moved that the Board of Directors deny the Non-Standard Payment Plan for Account #70898 contained in the February 28, 2024 Board packet. The Finance Committee unanimously voted to recommend denial of the payment plan. Dave Barrie seconded the motion. Motion carried unanimously.

**Standard Payment Plan Request for Account #110198**

Roddy Dean moved that the Board of Directors approve the Standard Payment Plan for Account #110198 contained in the February 28, 2024 Board packet. The Finance committee voted 5-1 to recommend approval of this payment plan. Edwin McGee seconded the motion. Belmont, Morven, Oakridge, Rokeby and Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

**FINANCE: None**

**GROUNDS:**

**Pond Management**

Fredrik Wallin moved that the Board of Directors award the Pond Management Contract to AEC at an annual cost not to exceed \$5453.00. Cost to be applied to GL Code 6153. The Grounds Committee unanimously recommended approval. Edwin McGee seconded the motion. Motion carried unanimously.

**Stump Removal**

Fredrik Wallin moved that the Board of Directors award the Stump Removal project to Advantage Landscaping at a cost not to exceed \$8,320.00. Cost to be applied GL Code 3265. The Grounds Committee unanimously recommended approval. Kumar Sangaran seconded the motion. Roddy Dean made a friendly amendment for the Board to *approve the motion contingent upon cost to be applied to appropriate GL Code*. Motion carried unanimously.

**Winter Shrub Rejuvenation Pruning**

Fredrik Wallin moved that the Board of Directors accept Advantage Landscaping's proposal for Winter Shrub Rejuvenation Pruning at a cost not to exceed \$9,550.00. Cost to be applied to GL Code 6127. The Grounds Committee unanimously recommended approval. Kumar Sangaran seconded the motion. Welbourne, Rokeby, Oakridge, Oatlands and Belmont voted for the motion. Morven voted against the motion. Motion carried.

**INFORMATION/DISCUSSION ITEMS:**

- Complaint Log
- Loudoun County Park on Askegren Property

**COMMITTEE REPORTS:**

Facilities Committee	October 12, 2023
Finance Committee	January 16, 2024
Grounds Committee	January 17, 2024
Neighborhood Advisory Council	January 9, 2024

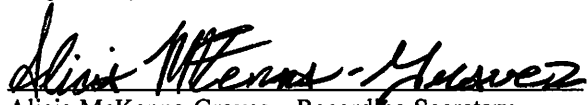
**MANAGEMENT REPORTS:**

Management Report  
Financial Reports  
Project List

**ADJOURN:**

Edwin McGee moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously.  
The meeting adjourned at 8:11 PM.

Respectfully Submitted,



Alicia McKenna-Graves – Recording Secretary