

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, October 26, 2022

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: Ed Thomas – PMP
Catherine Neelley – PMP
Nicole Davis – PMP
Tim Pope – PMP
Alicia McKenna-Graves – PMP
Scott Green- High Sierra Pools

CALL TO ORDER:

Dave Barrie called the meeting to order at 7:02PM.

EXECUTIVE SESSION:

Penny Francke stated Mr. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to 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. Kumar Sangaran seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:03PM.

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 7:24 PM

APPROVAL OF THE AGENDA:

Penny Francke moved that the Board of Directors approve the agenda as written. Roddy Dean seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:

Approval of Board of Directors Meeting Minutes October 5, 2022

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting October 5, 2022. Chas Rayome seconded the motion. Motion carried unanimously.

Approval of Board of Directors Meeting Minutes October 11, 2022

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting October 11, 2022. Roddy Dean seconded the motion. Motion carried unanimously.

Approval of Board of Directors Executive Session Meeting Minutes October 11, 2022

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Session Meeting October 11, 2022. Kumar Sangaran seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance: Pat Bour, Julie Doherty, Kevin Robinette & Dan Castan. Items discussed:

- DRC Appeal
- Town Hall Follow Up, Governing Documents questions

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

2023 Management Contract

Penny Francke moved that the Board of Directors award the 2023 CountrySide management contract to PMP for a cost NTE \$584,641, contingent upon PMP's acceptance of the five (5) performance improvements identified by the Board of Directors, and subject to final legal review and approval by counsel. Cost to be charged to GL 5210. Roddy Dean seconded the motion. Morven, Oakridge, Oatlands & Rokeby voted for the motion. Belmont, Foxfield & Welbourne voted against the motion. Motion carried.

CountrySide Annual Meeting

Penny Francke moved that the Board of Directors schedule and hold a virtual annual meeting of the members, on Monday, December 12, 2022 at 8:00 PM. Our property manager, PMP, will post the announcement on the home page of the CountrySide website and notify residents via email on November 11, 2022, with two additional email reminders sent on December 5, 2022 and December 11, 2022. Sam Wilson seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Appeal of DRC Denial Application #75395133969 – Shed

Roddy Dean moved that the Board of Directors uphold the DRC's decision on September 26, 2022 and deny application #75395-133969. Penny Francke seconded the motion. Motion carried unanimously.

Major Violations

Penny Francke moved if corrective action is not taken by November 11, 2022 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 November 12, 2022, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by January 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. Chas Rayome seconded the motion. Motion carried unanimously.

FACILITIES:

Repairs to Lindenwood Pool

Sam Wilson moved that the Board of Directors accept HSP's revised proposal #EST3427154 dated October 5, 2022 for investigation and repairs to Lindenwood Pool with the stipulation that HSP will be required to provide daily progress reports with photographs of work before and after completion, and site supervision provided by CountrySide's management company, for a cost NTE \$43,925.00. The FAC approved this recommendation with a vote 4-1. Chas Rayome seconded the motion. Belmont, Foxfield, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

FINANCE:

Resolution #287 2023 Common Driveway Assessment

Roddy Dean moved that the Board of Directors adopt the 2023 Common Driveway Assessment, Resolution #287 as written. The Finance Committee voted unanimously to recommend approval. Penny Francke seconded the motion. Motion carried unanimously.

GROUNDS:

2023 Trash, Recycling, and Yard Waste Agreement

Penny Francke moved that the Board of Directors exercise the second option year of the Trash, Recycling and Yard Waste Agreement with AAA/Republic Services at the agreed cost NTE \$633,102.72. Cost to be applied to GL's 6145 and 8545. The Grounds Committee unanimously recommends approval. Chas Rayome seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

Penny Francke notified the board that CountrySide Proprietary was awarded a Reforestation Grant by the Department of Forestry for plantings at the CountrySide pond.

COMMITTEE REPORTS: None

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Sam Wilson moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:38 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary