

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, March 27, 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
Tim Pope – PMP
Al Pham – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:00 PM.

EXECUTIVE SESSION:
Fredrik Wallin 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, contracts and 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.** Dave Barrie seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:01 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 7:15 PM.

Open session meeting start delayed by resident verification process. Open session proceeded at 7:30PM.

APPROVAL OF THE AGENDA:
Fredrik Wallin moved that the Board of Directors approve the agenda as written. Roddy Dean 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 March 6, 2024. Dave Barrie seconded the motion. Motion carried unanimously.

GROUNDS:
Resolution 233 Reserved Parking Policies
Fredrik Wallin moved that the Board of Directors delay the effective date for the November 9, 2023 Revision of Resolution 233, approved by this Board on February 7, 2024; this delay to last until the Board meets on October 2, 2024. In the interim, the 2008 revision of Resolution 233 will be reinstated and will remain in full effect. The effective date delay may be extended at said October Board meeting for another term not to exceed 6 months. The 2nd delay, if granted on October 2, would expire on April 2, 2025. Roddy Dean seconded the motion. Motion carried unanimously.

Parking Working Group

Fredrik Wallin moved that the Board of Directors request the Grounds Committee to establish a new Working Group to evaluate and update Resolution 233. Such Working Group should be comprised of at least one Board Member, at least two Grounds Committee members, and as many resident homeowners as necessary and practical, in the sole determination of the Grounds Committee. Such non-Committee volunteer homeowners may reside in any neighborhood of CountrySide, however, at least two members must be from separate and different neighborhoods (for example, the entire membership of said working committee cannot all reside in one neighborhood). Such committee must report the members names and addresses to this Board, no later than April 24, 2024, and must provide written minutes of each meeting to the Chair of the Grounds Committee. This working committee's authorization will expire on April 2, 2025, or upon adoption by the Board of Directors of a revised Parking Resolution 233, whichever comes first. The Working Group will be bound by all existing rules, regulations, and resolutions of CountrySide, and is subject to the standards and protocols followed by Standing Committees and the Board of Directors. Roddy Dean seconded the motion, Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 26 Residents were in attendance: Art Rodriguez, Curt Wooddell, Maura Greenman, Jean-Michel, Brunet, Inger Dreng, Laura Bentzen, Matt Miller, Dirk Johnson, Seyedeh Jahanmir, Allen Claycomb, Daniel Widorski, Ashlee Booth, Roya Zekri, Keith & Christine Eldridge, Tom & Michele McHugh, Christian Gormley, Ivan Ortega, Shawn Carr, Sharon Blacketer, Matt Fisk, Mona Aleem, Juan Carlos, James Hennessy, and Parvaneh Atefiafoos. Items discussed: Townhouse Curb Parking Restrictions

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Violations

Roddy Dean moved if corrective action is not taken by April 12, 2024 for the attached violations 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 April 13, 2024, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by October 1, 2024 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. Fredrik Wallin seconded the motion. Motion carried unanimously.

Injunctive Relief

Roddy Dean moved that the Board of Directors authorize legal counsel to proceed with the injunctive relief process for outstanding violations on the following accounts: 70015, 70620, 70772, 71553, & 89017. Fredrik Wallin seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE:

Standard Payment Plan Request for Account #143817

Roddy Dean moved that the Board of Directors approve the standard payment plan for Account #143817 contained in the March 27, 2024 Board packet. The Finance Committee voted unanimously to recommend approval of this payment plan. Fredrik Wallin seconded the motion. Welbourne, Rokeby, Oakridge, Morven & Belmont voted for the motion. Oatlands was absent. Motion carried.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Facilities Committee	February 8, 2024
Finance Committee	February 20, 2024
Grounds Committee	February 22, 2024
Neighborhood Advisory Council	February 13, 2024

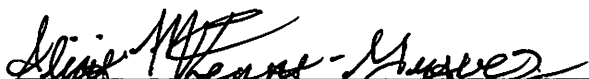
MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Ed McGee seconded the motion. Motion carried unanimously.
The meeting adjourned at 8:26 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary