

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, April 3, 2024

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

BOARD MEMBERS ABSENT: Dave Barrie – Oatlands

OTHERS PRESENT: Catherine Neelley – PMP
Al Pham – PMP
Alicia McKenna-Graves – PMP
Todd Sinkins

CALL TO ORDER:
Penny Francke called the meeting to order at 6:31 PM.

APPROVAL OF THE AGENDA:
Ed McGee 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 27, 2024. Ed McGee seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance: Art Rodriguez, Nancy Connelly, Jeff Kretsch, Scott Simon & Al Zangrilli. Items discussed: "Watch for Children" Signs

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

CountrySide Blvd Stairs Encroachment

Fredrik Wallin moved that the Board of Directors approve removal of the stairs from Rokeby to CountrySide Blvd which encroach in the VDOT easement. Further, that the Board request that the Grounds Committee make a recommendation on whether or not the stairs should be replaced at an alternate location outside of the easement. New stairs, if recommended, should be planned and ready to be built when the current stairs are removed to minimize the impact of no stairs at all for our residents. Kumar Sangaran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Violations

Roddy Dean moved if corrective action is not taken by April 19, 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 20, 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 June 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.

FACILITIES:

Tennis DNA Program

Fredrik Wallin moved that the Board of Directors approve the agreement with Tennis DNA to hold instructional tennis classes on 2 dedicated CountrySide courts between the hours of 3:15 pm – 6:15 pm through June 10, 2024, provided they submit proof of liability insurance of \$2 million per occurrence, adding CountrySide as an additional insured. The FAC unanimously approved this request. Roddy Dean seconded the motion. Fredrik Wallin added a friendly amendment *if passed, the Board has the possibility to renegotiate to extend through the summer season.* Welbourne, Rokeby & Oakridge voted for the motion. Morven voted against the motion, Belmont abstained from the motion. Motion carried

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Design Review Committee

February 26, 2024

MANAGEMENT REPORTS:

Project List

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 consult with legal counsel 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. Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:16 PM.

Residents in attendance: Roy Weidner, Barbara O'Connor, Pat Bour, Evelyn Yorgey, Diane Blunt, Lorraine Gunzerath, Anne Steingass, Rodney Collins, Jonathan Breslow & Varun Sondhi.

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 8:56 PM.

ADJOURN:

Roddy Dean moved to adjourn the meeting. Ed McGee seconded the motion. Motion carried unanimously. The meeting adjourned at 8:57 PM.

Respectfully Submitted,


Alicia McKenna-Graves – Recording Secretary