

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS MEETING**  
**Zoom Remote Meeting Due to COVID-19 Pandemic**  
Wednesday, May 22, 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  
Alicia McKenna-Graves – PMP

**CALL TO ORDER:**  
Penny Francke called the meeting to order at 7:00 PM.

**APPROVAL OF THE AGENDA:**  
Fredrik Wallin moved that the Board of Directors approve the agenda as written. Ed McGee seconded the motion. Motion carried unanimously.

**APPROVAL OF MEETING MINUTES:**  
Ed McGee moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 1, 2024. Fredrik Wallin seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 3 Residents were in attendance: Art Rodriguez, Nancy Connelly & Eric Eiler Items discussed: TH EV Charging Stations

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Suspension of Amenities Privileges**

Fredrik Wallin moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents:

*“the right of the Association 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 any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association,”*

The suspensions shall be effective as of May 24,2024 and shall apply until the following accounts have complied with maintenance requests and/or have no unpaid assessments. Roddy Dean seconded the motion. Motion carried unanimously.

**ARCHITECTURAL ITEMS:** None

**FACILITIES:**

**2024 Pool Rules & Regulations**

Fredrik Wallin moved that the Board of Directors approve the 2024 Pool Rules and Regulations revised on May 20, 2024 and included in the May 22, 2024 Board packet. The Facilities Committee voted unanimously on May 21, 2024 to recommend approval. Ed McGee seconded the motion. Motion carried unanimously.

**FINANCE:**

**Standard Payment Plan Request for Account #70369**

Kumar Sangaran moved that the Board of Directors approve the standard payment plan for Account #70369 contained in the May 22, 2024 Board packet. The Finance Committee unanimously recommends approval of this payment plan. Roddy Dean seconded the motion. Motion carried unanimously.

**GROUNDS: None**

**INFORMATION/DISCUSSION ITEMS:**

- EPA Hidden Lane Landfill Project Update
- Riverbend Middle School Cell Phone Tower

**COMMITTEE REPORTS:**

|                               |                |
|-------------------------------|----------------|
| Facilities Committee          | April 11, 2024 |
| Grounds Committee             | April 17, 2024 |
| Neighborhood Advisory Council | April 9, 2024  |

**MANAGEMENT REPORTS:**

Management Report  
Financial 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 discuss and consider the personal liability of members to the association 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.** Ed McGee seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:54 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 8:44 PM.

**ADJOURN:**

Ed McGee moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 8:45 PM.

Respectfully Submitted,

***Alicia McKenna - Graves***

Alicia McKenna-Graves – Recording Secretary