

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, July 3, 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
Al Pham – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:35 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 contracts, & 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.** Dave Barrie seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:37 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 PM.

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

APPROVAL OF MEETING MINUTES:
Fredrik Wallin **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 5, 2024.** Dave Barrie seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance: Art Rodriguez & Pam McGraw
Items discussed: None

GENERAL BUSINESS:

- A. OLD BUSINESS:** None
- B. NEW BUSINESS:**

2022 Annual Audited Financial Statements & Independent Auditors Report

Dave Barrie moved that the Board of Directors accept the 2022 CountrySide Proprietary Annual Audit & Independent Auditors Report performed by Goldklang Group CPAs, P.C. Further, that the Board authorize the President to sign the Representation letter for Goldklang Group CPAs, P.C. as contained in the July 3, 2024 Board meeting packet. Kumar Sangaran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Violations

Fredrik Wallin moved if corrective action is not taken by July 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 July 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 August 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. Dave Barrie seconded the motion. Motion carried unanimously.

FACILITIES:

Bickel & Haxall Ct Tot Lot Equipment Replacement

Fredrik Wallin moved that the Board of Directors confirm the decision to award the bid for the replacement of the Bickel and Haxall Ct tot lot equipment to All Recreation for a cost not to exceed \$160,000.00. Cost to be applied to GL 9897. The purchase was approved in the 2024 CountrySide Proprietary budget and as stated in Resolution #224 "Items noted and approved within the annual operating expense budget shall be considered to be approved by the Board of Directors." The FAC unanimously approved this recommendation. Dave Barrie seconded the motion. Motion carried unanimously.

FINANCE: None

GROUNDS:

Department of Forestry Tree Study Request

Fredrik Wallin moved that the Board of Directors approve the request from the Grounds Committee to send a letter to the VA Department of Forestry in support of requesting that a tree study in CountrySide. Dave Barrie seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Facilities Committee	May 9, 2024 & May 20, 2024
Finance Committee	May 21, 2024
Grounds Committee	May 15, 2024
Neighborhood Advisory Council	May 14, 2024

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Dave Barrie **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:25 PM.

Respectfully Submitted,

Alicia McKenna-Graves

Alicia McKenna-Graves – Recording Secretary

*Morven left after Executive Session

**Belmont joined Open Session late