

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, July 24, 2024

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

BOARD MEMBERS ABSENT: Dave Barrie – Oatlands
Edwin McGee – Belmont

OTHERS PRESENT: Catherine Neelley – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:39 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 consider personnel matters 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 6:40 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 7:08 PM.

APPROVAL OF THE AGENDA:
Fredrik Wallin moved that the Board of Directors approve the agenda as written. Kumar Sangaran 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 July 3, 2024. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Residents were in attendance: Art Rodriguez Items discussed: **None**

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

2024 Grounds Committee Chairperson

Fredrik Wallin moved that the Board of Directors elect Kumar Sangaran as the Chairperson of the CountrySide Proprietary Grounds Committee for the balance of 2024. Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES:

Parkway Pool Cover

Roddy Dean moved that the Board of Directors approve the bid from American Pool to supply and install black Merlin Advanced-Mesh safety covers on the main and wading pools at Parkway for a cost not to exceed \$26,000.00. Cost to be charged to GL 7515. The \$14,000.00 budget overage to be covered by retained earnings. Please note that the 2023 FAC operating budget included a \$30,000.00 line item for pool covers which was unspent and was contributed to retained earnings. The FAC unanimously recommended approval. Fredrik Wallin seconded the motion. Motion carried unanimously.

Lindenwood Pool Sand Filter Sand Replacement

Roddy Dean moved that the Board of Directors award the contract to American Pools for replacement of the sand in the filters at Lindenwood Pool with glass media at a cost not to exceed \$7,800.00 (bid + 10%). The Facilities Committee unanimously recommended approval. Fredrik Wallin seconded the motion. Motion carried unanimously.

FINANCE:

2023 Audit

Roddy Dean moved that the Board of Directors engage Goldklang Group CPAs, P.C. for the 2023 audit and tax preparation at a cost NTE \$10,000.00. Expense to be charged to GL5200 and included in the 2024 budget. The Finance Committee approved this recommendation. Fredrik Wallin seconded the motion. Motion carried unanimously.

GROUNDS:

2024 Paving Contract

Kumar Sangaran moved that the Board of Directors award the contract to NVM for Pavement, Concrete, Painting and Trail Work for an amount not to exceed \$180,000.00. Costs to be charged to GL9577, GL9598, GL9898 and GL9682. The Grounds Committee unanimously recommended approval. Fredrik Wallin seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Design Review Committee	June 24, 2024
Facilities Committee	June 13, 2024
Finance Committee	June 18, 2024
HPR	June 12, 2024
Neighborhood Advisory Council	June 11, 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 consider personnel matters 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 8:26 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 9:16 PM.

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously.
The meeting adjourned at 9:17 PM.

Respectfully Submitted,

Alicia McKenna - Graves

Alicia McKenna-Graves – Recording Secretary