

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, August 7, 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

CALL TO ORDER:
Penny Francke called the meeting to order at 6:48 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 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.** Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:52 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 7:06 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:
Fredrik Wallin **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting July 24, 2024.** Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 0 Residents were in attendance. Items discussed: **None**

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Fall Fest Entertainment Vendor

Ed McGee **moved that the Board of Directors award the Fall Fest entertainment contract to Lambert Bounce Parties for a cost not to exceed \$13,000. Cost to be applied to GL 5312. The CRC unanimously recommended approval.** Fredrik Wallin seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Violations

Fredrik Wallin moved if corrective action is not taken by August 16, 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, August 17, 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 September 1, 2024 CountrySide Proprietary 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. Ed McGee seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS: None

MANAGEMENT REPORTS:

Project List

EXECUTIVE SESSION:

Roddy Dean stated **Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to 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.** Fredrik Wallin seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:15 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 8:10 PM

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Ed McGee seconded the motion. Motion carried unanimously. The meeting adjourned at 8:11 PM.

Respectfully Submitted,

Alicia McKenna-Graves

Alicia McKenna-Graves – Recording Secretary