

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting Due to COVID-19 Pandemic

Wednesday, September 25, 2024

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Fredrik Wallin – Welbourne
Edwin McGee – Belmont (*Arrived at 7:08PM*)

BOARD MEMBERS ABSENT:

Dave Barrie – Oatlands

OTHERS PRESENT:

Catherine Neelley – PMP
Tim Pope – PMP
Al Pham – PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:13 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, consult with legal counsel, and discuss and consider contracts 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. Morven, Oakridge, Rokeby & Welbourne voted for the motion. Belmont and Oatlands were absent. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:14 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 6:58 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 September 4, 2024.** Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance:

Art Rodriguez, Dirk Johnson & Laura Bentzen.

Items discussed: TH Parking Working Group Update

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Establish 2025 Election Committee & Appointments to the 2025 Election Committee

Fredrik Wallin **moved that the Board of Directors establish a 2025 Election Committee and appoint the following members to the 2025 Election Committee: Patricia Bour, Jeff Kretsch, Janet Callum & Albert Zangrilli. All are members in good standing.** Edwin McGee seconded the motion. Motion carried unanimously.

Corporate Transparency Act Filing Preparation

Fredrik Wallin moved that the Board of Directors engage legal counsel to prepare the Corporate Transparency filing at a cost of \$375.00 and \$100 per update. Cost to be charged to GL5221. Edwin McGee seconded the motion. Belmont, Oakridge, Rokeby and Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

ARCHITECTURAL ITEMS:

Violations

Roddy Dean moved if corrective action is not taken by October 11, 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 October 12, 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 November 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:

Pool Management Contract

Fredrik Wallin moved that the Board of Directors exercise the first option year of the pool management agreement with American Pools for 2025, at the agreed price of \$282,290.00. Cost to be applied to GL7500. The FAC unanimously approved this recommendation. Kumar Sangaran seconded the motion. Morven, Oakridge, Rokeby & Welbourne voted for the motion. Belmont abstained from the motion. Motion carried.

FINANCE: None

GROUNDS:

Topsoil, Seed, Hydroseed Shoulders of Algonkian Pkwy and CountrySide Blvd

Kumar Sangaran moved that the Board of Directors approve the Advantage proposal for the renovation of specified turf areas along CountrySide Blvd and Algonkian Pkwy caused by erosion or turf loss. Renovation to include adding topsoil compro, seed, and spray hydroseed for a more secure bond at a cost NTE \$19,500.00. Cost to be charged to GL6127. The Grounds Committee unanimously approved this recommendation. Edwin McGee seconded the motion. Belmont, Oakridge, Rokeby and Welbourne voted for the motion. Morven voted against the motion. Motion carried.

Parking Working Group & Resolution 233 Extension

Roddy Dean moved that the Board of Directors extend the delay of the effective date for the November 9, 2023 Revision of Resolution233, approved by this Board on February 7, 2024; until the Board meets on April 2, 2025. In the interim, the 2008 revision of Resolution 233 will remain in full effect while the Parking Working Group continues their research into possible revision to the Resolution. Fredrik Wallin seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

- Fall Fest Update
- Budget Request Rankings Due Oct. 1st

COMMITTEE REPORTS:

Facilities Committee	August 15, 2024
Finance Committee	August 20, 2024
Grounds Committee	June 25, 2024 & August 27, 2024

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Edwin McGee seconded the motion. Motion carried unanimously.
The meeting adjourned at 8:30 PM.

Respectfully Submitted,

Alicia McKenna-Graves

Alicia McKenna-Graves – Recording Secretary