

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, October 23, 2024

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Dave Barrie – Oatlands*
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Fredrik Wallin – Welbourne
Edwin McGee – Belmont

**Left meeting early*

BOARD MEMBERS ABSENT: None

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

CALL TO ORDER:
Penny Francke called the meeting to order at 6:02 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 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 6:04 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 7:04 PM.

APPROVAL OF THE AGENDA:
Fredrik Wallin **moved that the Board of Directors approve the agenda as written.** Roddy Dean seconded the motion, with the friendly amendment to move the Parking Working Group discussion to Resident Participation. 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 October 2, 2024.** Kumar Sangaran seconded the motion. Belmont, Oakridge, Rokeby, Welbourne & Morven voted for the motion. Oatlands abstained from the motion. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance: Jeff Kretsch, Laura Bentzen, Nancy Connolly. **Items discussed:** TH Parking Working Group

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

CountrySide Annual Meeting

Fredrik Wallin moved that the Board of Directors schedule and hold a virtual annual meeting of the members, on Monday, December 9, 2024 at 8:00 PM. Our property manager, PMP, will post the announcement on the home page of the CountrySide website and notify property owners via email on 11/08/24, with two additional email reminders sent on 12/01/24 and 12/08/24. Kumar Sangaran seconded the motion. Fredrik Wallin made a friendly amendment to include posting the meeting date on the community sandwich boards. Motion carried unanimously.

Resolution Revisions

Fredrik Wallin moved that the Board of Directors approve the proposed revisions to Resolution 75 Facilities Committee, Resolution 127 Grounds Committee, Resolution 232 Neighborhood Advisory Council, & Resolution 260 Horsepen Run Committee and continue the resolution process in accordance with Resolution 125 Resolution Procedures including submission for review by legal counsel. Kumar Sangaran seconded the motion. Belmont, Oakridge, Rokeby & Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

ARCHITECTURAL ITEMS:

Violations

Fredrik Wallin moved if corrective action is not taken by November 8, 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 November 9, 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 December 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. Kumar Sangaran seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE:

Resolution #290 – 2025 Common Driveway Assessment

Roddy Dean moved that the Board of Directors adopt the 2025 Common Driveway Assessment, Resolution #290 as written. The Finance Committee voted unanimously to recommend approval. Fredrik Wallin seconded the motion. Motion carried unanimously.

Reserve Study

Roddy Dean moved that the Board of Directors accept the proposal from Mason & Mason to perform the 2025 Reserve Study. The cost of the Study shall not exceed \$10,000.00. Cost to be paid from GL5235. Fredrik Wallin seconded the motion. Motion carried unanimously.

GROUND:

Parking Working Group Documents and Survey Questions

Fredrik Wallin moved that the Board of Directors approve as written with the modifications mentioned and contained in the October 23, 2024 Board meeting packet the CountrySide Townhouse Resident Parking Advisory document and the survey questions. Roddy Dean seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

- Loudoun County Coalition on Invasive Species / LIRA Update
- McPherson Traffic Calming Vote Updated

COMMITTEE REPORTS:

Facilities Committee	September 12, 2024
Finance Committee	September 17, 2024
Grounds Committee	September 18, 2024
HPR	June 14, 2024
Neighborhood Advisory Council	September 10, 2024

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously.
The meeting adjourned at 8 PM.

Respectfully Submitted,

Alicia McKenna-Graves

Alicia McKenna-Graves – Recording Secretary