

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS SPECIAL MEETING**  
**Zoom Remote Meeting Due to COVID-19 Pandemic**  
Wednesday, February 11, 2025

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

**BOARD MEMBERS ABSENT:** None

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

**CALL TO ORDER:**  
Penny Francke called the meeting to order at 6:45 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 6:48 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.** Dave Barrie seconded the motion. Motion carried unanimously.

**APPROVAL OF MEETING MINUTES:** None

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

**GENERAL BUSINESS:**

**NEW BUSINESS:**

**Legal Services**

Fredrik Wallin moved that the Board of Directors select Option 2 to engage Whiteford, Taylor, & Preston with Todd Sinkins as principal counsel, to provide legal services to CountrySide Proprietary. Dave Barrie seconded the motion. Welbourne Rokeby, Oatlands and Oakridge voted for the motion. Morven abstained from the motion. Motion carried.

**Legal Services Retainer Agreement**

Fredrik Wallin moved that the Board of Directors select Option 2 to enter into a new retainer agreement with Whiteford, Taylor, & Preston at a cost of \$250 per month / \$3000 annually under the terms listed in the agreement contained in the February 11, 2025 Board packet. Kumar Sangaran seconded the motion.

*During discussion, Kumar Sangaran and Fredrik Wallin rescinded their motions.*

Kumar Sangaran then **moved that the Board of Directors select Option 1 to continue the current retainer with Todd Sinkins as principal counsel, at a cost of \$225 per month / \$2700 annually under the terms stated in the current agreement.** Fredrik Wallin seconded the motion. Oakridge, Oatlands, Rokeby and Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

**ARCHITECTURAL ITEMS: None**

**FACILITIES: None**

**FINANCE: None**

**GROUNDS: None**

**INFORMATION/DISCUSSION ITEMS: None**

**COMMITTEE REPORTS: None**

**MANAGEMENT REPORTS: None**

**ADJOURN:**

Roddy Dean **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:21 PM.

Respectfully Submitted,

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Alicia McKenna-Graves – Recording Secretary