

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, November 6, 2024

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

BOARD MEMBERS ABSENT: None

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

CALL TO ORDER:
Penny Francke called the meeting to order at 6:24 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 and 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.** Kumar Sangaran seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:26 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 6:57 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:
Fredrik Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting October 23, 2024. Roddy Dean seconded the motion. Belmont, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands abstained from the motion. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance: Art Rodriguez, Nancy Connelly & LCSO Deputy Joshua Velazquez. Items discussed: Community Policing Policies & Procedures

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

2025 Annual Budget

Roddy Dean moved that the Board of Directors adopt the 2025 Annual Budget as written and included in the November 6, 2024 Board packet. Kumar Sangaran seconded the motion. Motion carried unanimously.

2025 Management Contract

Roddy Dean moved that the Board of Directors renew the CountrySide Proprietary Management Services contract with Property Management People, Inc. (PMP) for the 2025 option year. Fredrik Wallin seconded the motion. Motion carried unanimously.

2023 Annual Audited Financial Statements & Independent Auditors Report

Roddy Dean moved that the Board of Directors accept the 2023 CountrySide Proprietary Annual Audit & Independent Auditors Report performed by Goldklang Group CPAs, P.C. Further, that the Board authorize the President to sign the Representation letter for Goldklang Group CPAs, P.C as contained in the November 6, 2024 Board meeting packet. The Finance Committee unanimously recommended acceptance. Fredrik Wallin seconded the motion. Motion carried unanimously.

Resolution Revisions

Fredrik Wallin moved that the Board of Directors approve the proposed final revisions to Resolution 75 Facilities Committee, Resolution 127 Grounds Committee, Resolution 137 Finance Committee, Resolution 232 Neighborhood Advisory Council, & Resolution 260 Horsepen Run Committee and continue the resolution process in accordance with Resolution 125 Resolution Procedures. The Resolution changes have been reviewed by legal counsel. Kumar Sangaran seconded the motion. Motion carried unanimously.

Holiday Parking

Roddy Dean moved that the Board of Directors approve opening the pool parking lots for resident overflow guest parking of non-commercial vehicles from Wednesday, November 27, 2024 until midnight, Thursday, January 2, 2025. Edwin McGee seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

2025 CountrySide Community Guidelines

Fredrik Wallin moved that the Board of Directors adopt the 2025 CountrySide Community Guidelines as included in the November 6, 2024 Board meeting packet. There are no recommended changes to the Community Guidelines for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE: None

FOUNDATIONS: None

INFORMATION/DISCUSSION ITEMS:

- LIRA Grant Status Update
- CTA Filing Update
- Annual Meeting & Annual Reports

COMMITTEE REPORTS:

Community Relations Committee September 25, 2024

MANAGEMENT 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