

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS MEETING**  
**Zoom Remote Meeting Due to COVID-19 Pandemic**  
Monday, December 9, 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  
Tim Pope – 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 and 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 6:48 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 7:15 PM.

**APPROVAL OF THE AGENDA:**  
Fredrik Wallin **moved that the Board of Directors approve the agenda as written.** Roddy Dean 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 November 6, 2024.** Edwin McGee seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 5 Residents were in attendance: Pat Bour, Diane Blunt, Pam McGraw, Jeff Kretsch & Art Rodriguez. Items discussed: **None**

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Resolution Revisions**

Roddy Dean **moved that the Board of Directors approve the proposed final revisions to Resolution 237 Design Review Committee and Resolution 265 Community Relations Committee and continue the resolution process in accordance with Resolution 125 Resolution Procedures.** Fredrik Wallin seconded the motion. Fredrik Wallin made a friendly amendment to also include **Resolution 232 Neighborhood Advisory Council, Resolution 137 Finance Committee, Resolution 260 Horsepen**

**Run, Resolution 75 Facilities Committee, and Resolution 127 Grounds Committee.** Motion carried unanimously.

**Vehicle Purchase**

Fredrik Wallin moved that the Board of Directors approve purchasing a 2024 Nissan Versa from Stafford Brown Nissan Sterling for an amount not to exceed \$22,000. The current Kia Rio to be sold to Carmax for \$3,500.00. Expense to be applied to GL 9551. Kumar Sangaran seconded the motion. Belmont, Oakridge, Rokeby & Welbourne voted for the motion. Morven and Oatlands voted against the motion. Motion carried.

**ARCHITECTURAL ITEMS:**

**Violation Extension for Account 70015**

Roddy Dean moved that the Board of Directors grant an extension on Account 70015 for architectural violations. Extension to run until December 17, 2024 with the account providing proof of the repairs and reimbursement of expenses. Fredrik Wallin seconded the motion. Belmont, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

**FACILITIES:** None

**FINANCE:** None

**GROUND:** None

**INFORMATION/DISCUSSION ITEMS:** None

**COMMITTEE REPORTS:**

Facilities Committee	October 15, 2024
Finance Committee	October 22, 2024
Grounds Committee	October 16, 2024

**MANAGEMENT REPORTS:** None

**ADJOURN:**

Roddy Dean moved to adjourn the meeting. Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 7:36 PM.

Respectfully Submitted,

**Alicia McKenna-Graves**

Alicia McKenna-Graves – Recording Secretary