

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS' MEETING**  
*Zoom Remote Meeting Due to COVID-19 Pandemic*  
Wednesday, March 5, 2025

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

**BOARD MEMBERS ABSENT:** Fredrik Wallin – Welbourne

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

**CALL TO ORDER:**  
Penny Francke called the meeting to order at 6:34 PM.

**EXECUTIVE SESSION**

Roddy Dean stated **Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to Discuss and consider contract, discuss and consider pending or probable litigation, and 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.** David Barrie seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:46 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 an 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 7:09 PM.

**APPROVAL OF THE AGENDA:**

Dave Barrie **moved that the Board of Directors approve the agenda as written.** Roddy Dean seconded the motion. Motion carried unanimously.

**APPROVAL OF MEETING MINUTES:**

Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 26, 2025.** Kumar Sangaran seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** None

**GENERAL BUSINESS:**

**A. OLD BUSINESS:** None

**B. NEW BUSINESS:**

**Posting of the Committee Minutes:** Roddy Dean **moved that the Board of Directors agree to post committee minutes to the CountrySide Proprietary website once they have been approved by the committee. Minutes will still be included in the following Board meeting packet for review by the Board of Directors.** Kumar Sangaran **seconded the motion.** Oakridge, Oatlands & Rokeby voted for the motion. Morven voted against the motion. Motion carried.

**Appointment of Member to serve on 2025 Grounds Committee**

Kumar Sangaran moved that the Board of Directors appoint Mandy Miller to service as the Oakridge representative on the Grounds Committee for 2025. Ms. Miller is a CountrySide property owner in good standing. Dave Barrie seconded the motion. Motion carried unanimously.

**ARCHITECTURAL ITEMS:**

**Injunctive Relief**

Roddy Dean moved that the Board of Directors authorize legal counsel to proceed with the injunctive relief process for outstanding violations on the following accounts: 69803 & 141045. Dave Barrie seconded the motion. Motion carried unanimously.

**FACILITIES:**

**Cromwell Window Replacement**

Kumar Sangaran moved that the Board of Directors award the bid for the Cromwell Pool Window Replacement to American Home Contractors for an amount not to exceed \$18,000. The FAC unanimously approved this recommendation. Roddy Dean seconded the motion. Motion carried unanimously.

**FINANCE:** None

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:** None

**COMMITTEE REPORTS:** None

**MANAGEMENT REPORTS:**

Project List

**EXECUTIVE SESSION:**

Roddy Dean stated Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to Discuss matter 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. Kumar Sangaran seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:22 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 8:16 PM.**

**ADJOURN:**

Roddy Dean moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:17 PM.

Respectfully Submitted,

*Alicia McKenna - Graves*

Alicia McKenna-Graves – Recording Secretary