

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS' MEETING

Zoom Remote Meeting
Wednesday, March 26, 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
Tim Pope – PMP
Al Pham – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:07 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 contract 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. 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 6:08 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 7:07 PM.

APPROVAL OF THE AGENDA:
Fredrik Wallin **moved that the Board of Directors approve the agenda as written.** Roddy Dean seconded the motion. Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands abstained from the motion. Motion carried.

APPROVAL OF MEETING MINUTES & CONSENT AGREEMENT:
March 5, 2025 Board of Directors Meeting Minutes
Fredrik Wallin **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting March 5, 2025.** Kumar Sangaran seconded the motion. Motion carried unanimously.

Confirmation of Unanimous Written Consent Agreement to Award the Contract for the Remodeling of a Stall and Sink Counter at the Parkway Women's Room to Nachman Construction.
Fredrik Wallin **moved that the Board of Directors confirm the unanimous Written Consent Agreement to award the contract for the remodeling of a stall and sink counter at the Parkway women's room to Nachman Construction at a price NTE \$6,000, as described in the accompanying bid packet. The choice was approved by the Facilities Committee on March 13,2025.** Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 5 Residents were in attendance: Art Rodriguez, Juan Hernandez, Dirk Johnson, Matt Miller, & Chloe Delhomme & Monyo Stoev, Items discussed: TH Parking, DRC Appeal

GENERAL BUSINESS:

A. **OLD BUSINESS:** None

B. **NEW BUSINESS:**

Letter to Vice Chair Briskman's Office Opposing the Proposed Changes to CountrySide Blvd

Fredrik Wallin moved that the Board of Directors send a letter to Vice Chair Briskman's office strongly opposing the conversion of CountrySide Blvd from four lanes to two lanes. Roddy Dean seconded the motion. Motion carried unanimously.

Towing Services Contract

Fredrik Wallin moved that the Board of Directors award the 2025 Towing Services contract to AI' Towing for a period beginning April 1, 2025 to March 31, 2026 with two 1-year options as outlined in Section IV-Duration of the Agreement template. Kumar Sangaran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Appeal of DRC Denial Application #84774 – 114336: Replacement Windows

Fredrik Wallin moved that the Board of Directors *uphold* the DRC's decision on February 24, 2025 and *deny* Application #84774 – 114336. Roddy Dean seconded the motion, Motion carried unanimously.

Violations

Fredrik Wallin moved if corrective action is not taken by April 11, 2025 for the attached violations the Board of Directors 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 April 12, 2025, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by May 1, 2025 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. Roddy Dean seconded the motion. Motion carried unanimously.

FACILITIES:

2025 Pool Rules and Regulations

Roddy Dean moved that the Board of Directors approve the 2025 Pool Rules and Regulations revised on March 11, 2025 and included in the March 26, 2025 Board packet. The FAC voted unanimously to recommend approval. Fredrik Wallin seconded the motion. Motion carried unanimously.

FINANCE:

Standard Payment Plan Request for Account #118771

Roddy Dean moved that the Board of Directors approve the standard payment plan for Account #118771 contained in the March 26, 2025 Board packet. The Finance Committee recommends approval of this payment plan. Fredrik Wallin seconded the motion. Motion carried unanimously.

Non-Standard Payment Plan Request for Account #70243

Roddy Dean moved that the Board of Directors approve the non-standard payment plan for Account #70243 contained in the March 26, 2025 Board Packet. The Finance Committee recommends approval of this payment plan. Fredrik Wallin seconded the motion. Motion carried unanimously.

GROUNDS:

Resolution #233

Fredrik Wallin moved that the Board of Directors permanently rescind the 2023 revisions to Resolution 233 and revert to the 2008 version with administrative updates as required and contained in the March 26, 2025 Board packet. The Grounds Committee recommends approval. Roddy Dean seconded the motion. Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

INFORMATION/DISCUSSION ITEMS:

- **LIRA Grant Update**
- **LIRA Letter to VA Governor – Signage for Vendors of Invasive Plants**

COMMITTEE REPORTS:

Facilities Committee	February 13, 2025
Finance Committee	February 18, 2025
Neighborhood Advisory Council	February 11, 2025

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:20 PM.

Respectfully Submitted,

Alicia McKenna - Graves

Alicia McKenna-Graves – Recording Secretary