

**COUNTRYSIDE PROPRIETARY
FACILITIES COMMITTEE MEETING MINUTES
March 13, 2025**

1) CALL TO ORDER

- a) Meeting Called to Order via Zoom at 7:01 PM.
- b) Attendees: Penny Francke (Chair), Pat Bour (Rokeby), Amanda Boone (Oakridge), Scott Simon (Foxfield), Tim Pope (PMP).
- c) Absent: Tommy Jackson (Belmont), Frederick Bassett (Morven)

2) COMMITTEE ADMINISTRATION

- a) Pat moved to approve the March 13, 2025 Agenda as written; Amanda seconded the motion. Approved unanimously by those present.
- b) Amanda moved to verify the e-vote for approval of February 13, 2025 Minutes; Pat seconded the motion. Approved unanimously by those present.
- c) Amanda moved to verify the e-vote for selection of American Home Contractors to replace the four (4) dormer windows at Cromwell Pool and repair/replace/repaint the drywall, trim and wood for a cost NTE \$18,000; Pat seconded the motion. Approved unanimously by those present.

3) GUEST & RESIDENT PARTICIPATION

- a) No guests present.

4) POOL ISSUES

- a) Amanda moved to approve the Waves Contract as written in the meeting packet; Pat seconded the motion. Approved unanimously by those present.
- b) Amanda moved to approve the 2025 Pool Rules and Regulations as written in the meeting packet, with the correction of the reference to the Due Process Resolution to **289** (versus 287); Pat seconded the motion. Approved unanimously by those present.
- c) Tim advised that we would be replacing some damaged chaise lounges. He also has found a chlorinator for the Cromwell wading pool to replace the unit which exploded last year. Tim also reported that American Pool plans to attend the April FAC meeting.

5) PROJECT LIST & BUDGET

- a) The 2025 Project List was reviewed. Tim has obtained two bids on the tennis court repairs and will have a third quote shortly; the FAC briefly discussed the various approaches being suggested by the vendor, noting that more in-depth discussions will follow once all the bids are in.
- b) The Monthly Financial Report was reviewed. Penny informed the FAC that questions persist on the electrical usage at Parkway; Tim will be contacting Dominion Energy for advice on how to better assess where the electric demand is originating. The FAC also discussed the status of Lindenwood Pool; Tim confirmed that water meter readings indicate NO significant leaks at Lindenwood. There was unanimous agreement from those FAC members present that based on the positive results of PMP's monitoring at Lindenwood over the last year or more, there is no reason to think that major renovations or repairs to Lindenwood, let alone complete replacement, would be required in the foreseeable future, and that the Reserve Study projections were essentially acceptable, based on current conditions.

6) OLD BUSINESS

- a) Tim showed the FAC pictures of the new “No Trespassing” Signs which have been received and which will be installed by PMP.

7) NEW BUSINESS

- a) The FAC reviewed and discussed the bids received for the renovation of the Parkway Women’s Room to convert one toilet stall to an accessible stall. Tim provided information on his meeting with the three vendors who bid, and the group discussed the substantial variation across the bids. Pat made a motion to approve Nachman Construction’s bid for the renovations at an amount NTE \$6,500. Amanda seconded the motion. Approved unanimously by those present.

8) INFORMATIONAL ITEMS

- a) None at this time.

9) ADJOURN

- a) Amanda moved that the meeting be adjourned; Pat seconded the motion. Approved unanimously by those present. Meeting adjourned at 7:52 PM. Next regular FAC meeting is scheduled to be conducted remotely at **7:00 PM on Thursday, April 10, 2025.**