

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS' MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, April 23, 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
Alicia Mckenna-Graves

CALL TO ORDER

Penny Francke called the meeting to order at 6:00 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, Discuss and consider contracts, 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.** David Barrie seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:01 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 7:00 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:

Board of Directors Meeting April 2, 2025

Fredrik Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 2, 2025. Kumar Sangaran seconded the motion. Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands abstained from the motion. Motion carried.

Board of Directors Meeting April 9, 2025

Fredrik Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 9, 2025. Kumar Sangaran seconded the motion. Motion carried unanimously

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance: Art Rodriguez, Jeff Kretsch & Carol Sutfin Items discussed: Architectural Violation

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Extended Office Hours

Fredrik Wallin moved that the Board of Directors request PMP extend the CountrySide office hours until 7:00 PM on Thursday, May 22, 2025 as permitted by the Management contract in order to assist CountrySide residents with the MOKO pool pass process.

The office will also be open from 9:00 AM – 12:00 PM three Saturdays in May and June to assist residents. Kumar Sangaran seconded the motion.

Both Morven and Oatlands raised questions about the specific Saturday dates. After discussion, Fredrik Wallin withdrew his motion.

After further discussion to work out scheduling, Fredrik Wallin made the motion to *“move that the Board of Directors request PMP extend the CountrySide office hours until 7:00 PM on Thursday, May 22, 2025, as permitted by the Management contract in order to assist CountrySide residents with the MOKO pool pass process. The office will also be open from 9:00 AM – 12:00 PM for a total of three Saturdays on May 10th, 17th & 24th.”* Roddy Dean seconded the motion. Motion carried unanimously.

Second May Board Meeting Date

Fredrik Wallin moved that the Board of Directors approve rescheduling the second May Board Meeting from May 28, 2025 to May 21, 2025. Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE:

Storm Drain Pipe Replacement

Fredrik Wallin moved that the Board of Directors approve the replacement of the clogged storm pipe at Parkway Clubhouse by Plumb Professionals at a cost of \$7368.00. The cost to be charged to GL9600 Contingency Reserve Expenditures. Kumar Sangaran seconded the motion. Motion carried unanimously.

GROUNDS:

Stump Removal Contract

Kumar Sangaran moved that the Board of Directors award the 2025 Community Stump Removal contract to Advantage Landscape at a cost not to exceed \$14,000.00. The Grounds Committee unanimously supports this recommendation. Fredrik Wallin seconded the motion.

Fredrik Wallin made a friendly amendment *“I moved that the Board of Directors award the 2025 Community Stump Removal contract to Advantage Landscape at a cost not to exceed \$14,000.00. Cost to be applied to GL6128 – Tree Removal. The Grounds Committee unanimously supports this recommendation.”* The amendment was accepted. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

- 2025 Pool Hours
- CountrySide Board of Directors Letter Re: CountrySide Blvd

COMMITTEE REPORTS:

Facilities Committee	March 13, 2025 & April 10, 2025
Finance Committee	March 18, 2025
Grounds Committee	Jan. 22, 2025; Feb. 19, 2025; March 19, 2025
Neighborhood Advisory Council	March 11, 2025

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 8:03 PM.

Respectfully Submitted,

Alicia McKenna - Graves

Alicia McKenna-Graves