

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, May 7, 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
Ally Koehler – PMP
Kyle Thomas – PMP
Alicia McKenna-Graves

CALL TO ORDER:

Penny Francke called the meeting to order at 6:31 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.** Dave Barrie seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:32 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 7:04 PM.

APPROVAL OF THE AGENDA:

Fredrik Wallin moved that the Board of Directors approve the agenda as written. Kumar Sangaran 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 April 23, 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance: Art Rodriguez & Jeff Kretsch. Items discussed: **None**

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

HPR Suspension Bridge Repair

Dave Barrie moved that the Board of Directors award the HPR suspension bridge repair to Lawn Boy Lawn Services with tree removal to be performed by Advantage Landscape at total a cost NTE \$22,000. Cost to be charged to reserve GL 9722 HPR Bridge Repair. The HPR committee supports this recommendation. Fredrik Wallin seconded the motion. Oakridge, Oatlands, Rokeby and Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS:

Appointment of Member to serve on 2025 Grounds Committee

Kumar Sangaran moved that the Board of Directors appoint Christine Lucas to serve as the Belmont representative on the Grounds Committee for 2025. Ms. Lucas, who is an Oakridge property owner, will serve as a voting committee member unless/until a Belmont property owner is appointed to the committee. Ms. Lucas is a CountrySide property owner in good standing. Fredrik Wallen seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Design Review Committee	March 24, 2025
Grounds Committee	March 19, 2025

MANAGEMENT REPORTS:

Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:27 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary