

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, May 21, 2025

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Roddy Dean – Morven (*Left meeting at 7:19 PM*)
Kumar Sangaran – Rokeby (*Arrived at 6:58 PM*)
Dave Barrie – Oatlands

BOARD MEMBERS ABSENT:

Fredrik Wallin - Welbourne

OTHERS PRESENT:

Catherine Neelley – PMP
Ally Koehler – PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:01 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 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. Morven, Oakridge & Oatlands voted for the motion. Welbourne and Rokeby were absent. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:02 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 7:01 PM.

APPROVAL OF THE AGENDA:

Roddy Dean **moved that the Board of Directors approve the agenda as written.** Kumar Sangaran seconded the motion. Motion carried unanimously (Morven, Oakridge, Oatlands, Rokeby).

APPROVAL OF MEETING MINUTES:

Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 7, 2025.** Kumar Sangaran seconded the motion. Motion carried unanimously (Morven, Oakridge, Oatlands, Rokeby).

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance: Harry Carter, Chloe Kim, Richard Edwards & Sara Megonigal. **Items discussed:** Townhouse EV charging, Amenities Suspension Letters, HOA assessments

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Suspension of Amenities Privileges

Kumar Sangaran **moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents: “the right of the Association 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 any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association,”** The suspensions shall be effective as of May 23, 2025 and shall apply until the attached accounts have complied with maintenance

requests and/or have no unpaid assessments. Dave Barrie seconded the motion. Motion approved (Oakridge, Oatlands, Rokeby).

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE:

Standard Payment Plan Request for Account #79507

Kumar Sangaran **moved that the Board of Directors approve the standard payment plan for account #79507 contained in the May 21, 2025 board packet. The Finance Committee recommends approval of this payment plan.** Dave Barrie seconded the motion. Motion approved (Oakridge, Oatlands, Rokeby).

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Phishing Email Warning

COMMITTEE REPORTS:

Finance Committee	April 15, 2025
Neighborhood Advisory Council	April 8, 2025

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Kumar Sangaran **moved to adjourn the meeting.** Dave Berrie seconded the motion. Motion carried unanimously (Oakridge, Oatlands, Rokeby). The meeting adjourned at 7:54 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary