

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, January 8, 2025

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Dave Barrie – Oatlands
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Fredrik Wallin – Welbourne

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Catherine Neelley – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Catherine Neelley called the meeting to order at 7:02 PM.

ELECTION OF OFFICERS:

2025 BOARD PRESIDENT

Fredrik Wallin moved that the Board of Directors elect *Penny Francke* as the President of the CountrySide Proprietary Board of Directors for 2025. Dave Barrie seconded the motion. Motion carried unanimously.

2025 BOARD VICE PRESIDENT

Dave Barrie moved that the Board of Directors elect *Fredrik Wallin* as the Vice President of the CountrySide Proprietary Board of Directors for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

2025 BOARD SECRETARY

Roddy Dean moved that the Board of Directors elect *Kumar Sangaran* as the Secretary of the CountrySide Proprietary Board of Directors for 2025. Fredrik Wallin seconded the motion. Motion carried unanimously.

2025 BOARD TREASURER

Dave Barrie moved that the Board of Directors elect *Roddy Dean* as the Treasurer of the CountrySide Proprietary Board of Directors for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

ELECTION OF COMMITTEE CHAIRPERSONS / LIAISONS:

2025 CRC Committee Chairperson

Deferred

2025 DRC Liaison

Dave Barrie moved that the Board of Directors elect *Roddy Dean* as the Design Review Committee Liaison to the CountrySide Proprietary Board of Directors for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

2025 Facilities Committee Chairperson

Kumar Sangaran moved that the Board of Directors elect *Penny Francke* as the Chairperson of the CountrySide Proprietary Facilities Committee for 2025. Roddy Dean seconded the motion. Motion carried unanimously.

2025 Finance Committee Chairperson

Dave Barrie moved that the Board of Directors elect *Roddy Dean* as the Chairperson of the CountrySide Proprietary Finance Committee for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

2025 Grounds Committee Chairperson

Fredrik Wallin moved that the Board of Directors elect *Kumar Sangaran* as the Chairperson of the CountrySide Proprietary Grounds Committee for 2025. Dave Barrie seconded the motion. Motion carried unanimously.

2025 Horsepen Run Committee Chairperson

Roddy Dean moved that the Board of Directors elect *Dave Barrie* as the Chairperson of the CountrySide Proprietary Horsepen Run Committee for 2025. Fredrik Wallin seconded the motion. Motion carried unanimously.

NEIGHBORHOOD ADVISORY COUNCIL

Election of Members to serve on the 2025 Neighborhood Advisory Council

Fredrik Wallin moved the following members be elected to the Neighborhood Advisory Council for 2025:

Belmont: Art Rodriguez, Barbara O'Connor, Louis Kaiser, Evelyn Yorgey, Vacant

Foxfield: Scott Simon, Elizabeth McMahon

Oakridge: Traci Medlock, Mike Sziede, Julie Young

Oatlands: Anne Steingass, Ryan Michels, Jim McCabe

Rokeby: Al Zangrilli, Pat Bour, Janet Callum

Morven: Jonathan Breslow, Linda Lurie, Varun Sondhi, Blake Yanick

Welbourne: Diane Blunt

All are CountrySide members in good-standing and have completed the mandatory legal training. Dave Barrie seconded the motion. Motion carried unanimously.

2025 NAC Liaison

Fredrik Wallin moved that the Board of Directors elect *Art Rodriguez* as the Neighborhood Advisory Council Liaison to the CountrySide Proprietary Board of Directors for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

COMMITTEE APPOINTMENTS

Appointment of the Members to serve on the 2025 Community Relations Committee

Fredrik Wallin moved the following members be appointed to the Community Relations Committee for 2025:

Belmont: Vacant

Foxfield: Hilary Bradley

Morven: Vanessa Milton

Oakridge: Amanda Boone

Oatlands: Vacant

Rokeby: Vacant

Welbourne: John Fernandes

All are CountrySide members in good standing. Kumar Sangaran seconded the motion. Motion carried unanimously.

Appointment of Members to serve on the 2025 Design Review Committee

Fredrik Wallin moved the following members be appointed to the Design Review Committee for 2025:

Belmont: Rodney Collins

Foxfield: Vacant

Morven: Will Vigil

Oakridge: Roy Weidner

Oatlands: Vacant

Rokeby: Abdul Al Qassab

Welbourne: Vacant

All are CountrySide members in good standing and have completed the mandatory legal training. Kumar Sangaran seconded the motion. Motion carried unanimously.

Appointment of Members to serve on the 2025 Facilities Committee

Roddy Dean moved the following members be appointed to the Facilities Committee:

Belmont: Tommy Jackson
Foxfield: Scott Simon
Morven: Frederick Bassett
Oakridge: Amanda Boone
Oatlands: Vacant
Rokeby: Pat Bour
Welbourne: Vacant

All are CountrySide members in good standing. Fredrik Wallin seconded the motion. Motion carried unanimously.

Appointment of Members to serve on the 2025 Finance Committee

Kumar Sangaran moved the following members be appointed to the Finance Committee for 2025:

Belmont: Vacant
Foxfield: Allison Powell
Morven: Vacant
Oakridge: Jeff Kretsch
Oatlands: Dave Barrie
Rokeby: Ash Dean
Welbourne: Bob Griesbach

All are CountrySide members in good standing. Fredrik Wallin seconded the motion. Motion carried unanimously.

Appointment of Members to serve on the 2025 Grounds Committee

Kumar Sangaran moved the following members be appointed to the Grounds Committee for 2025:

Belmont: Vacant
Foxfield: Terri Hess
Morven: Ron McNulty
Oakridge: Pamela McGraw
Oatlands: Timothy Shamble
Rokeby: Jim Krips
Welbourne: Diane Blunt

All are CountrySide members in good standing. Fredrik Wallin seconded the motion with a friendly amendment to vote on the members individually:

FOXFIELD: TERRI HESS– Roddy Dean moved that Terri Hess from Foxfield be appointed to the Grounds Committee for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

MORVEN: RON MCNULTY - Roddy Dean moved that Ron McNulty from Morven be appointed to the Grounds Committee for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

OAKRIDGE: PAMELA MCGRAW - Roddy Dean moved that Pamela McGraw from Oakridge be appointed to the Grounds Committee for 2025. Kumar Sangaran seconded the motion. Morven, Oakridge & Rokeby voted for the motion. Oatlands & Welbourne voted against the motion. Motion carried.

OATLANDS: TIMOTHY SHAMBLE – Fredrik Wallin moved that Timothy Shamble from Oatlands be appointed to the Grounds Committee for 2025. Dave Barrie seconded the motion. Motion carried unanimously.

ROKEBY: JIM KRIPS – Fredrik Wallin moved that Jim Krips from Rokeby be appointed to the Grounds Committee for 2025. Kumar Sangaran seconded the motion. Oakridge & Rokeby voted for the motion. Oatlands, Welbourne & Morven voted against the motion. Motion failed.

WELBOUNRE: DIANE BLUNT - Fredrik Wallin moved that Diane Blunt from Welbourne be appointed to the Grounds Committee for 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

Appointment of Members to serve on the 2025 Horsepen Run Committee

Dave Barrie moved the following members be appointed to the Horsepen Run Committee for 2025:

Belmont: Alys Jarvela
Foxfield: vacant
Morven: vacant
Oakridge: Taylor Couch
Oatlands: Vance Middleton
Rokeby: Aaron Emery
Welbourne: Bob Griesbach

All are CountrySide members in good standing. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESCHEDULING SECOND JANUARY BOARD MEETING

Second January Board Meeting

Fredrik Wallin moved that the Board of Directors reschedule the second Board Meeting in January to **January 29, 2025**. Kumar Sangaran seconded the motion. Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

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

ADJOURN:

Roddy Dean moved to adjourn the meeting. Dave Barrie seconded the motion. Motion carried unanimously. The meeting adjourned at 7:33 PM.

Respectfully Submitted,

Alicia McKenna - Graves

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, January 29, 2025

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Fredrik Wallin – Welbourne
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands

BOARD MEMBERS ABSENT: Roddy Dean – Morven

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 7:13 PM.

EXECUTIVE SESSION: None

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:
Approval of Board of Directors Meeting Minutes December 9, 2024
Fredrick Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting December 9, 2024. Kumar Sangaran seconded the motion. Welbourne, Rokeby & Oakridge voted for the motion. Oatlands abstained from the motion. Motion carried.

Approval of Board of Directors Meeting Minutes January 8, 2025
Fredrik Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 8, 2025. Dave Barrie seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 8 Residents were in attendance: Art Rodriguez, Jeff Kretsch, Nancy Connelly, Pam McGraw, Ron McNulty, Tim Shamble, Jim Krips & Terri Hess. Items discussed: Grounds Committee

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Appeal of DRC Denial Application #83654-69533 – Shed
Fredrik Wallin moved that the Board of Directors *uphold* the DRC's decision on October 28, 2024 and *deny* application #83654-69533. Kumar Sangaran seconded the motion. Motion carried unanimously.

Appeal of DRC Denial Application #83874-99147 – Shed
Fredrik Wallin moved that the Board of Directors *uphold* the DRC's decision on October 28, 2024 and *deny* application #83874-99147. Kumar Sangaran seconded the motion. Motion carried unanimously.

FACILITIES:

Lindenwood Pool Shade Structure
Fredrik Wallin moved that the Board of Directors award the contract to install two sun structures at Lindenwood Pool to All Recreation of Virginia, Inc. for a cost NTE \$22,000. Cost to be applied to GL7516.

The FAC unanimously voted to recommend that the Board award the contract to All Recreation. Kumar Sangaran seconded the motion. Motion carried unanimously.

FINANCE: None

GROUNDS:

Pond Maintenance Contract

Fredrik Wallin moved that the Board of Directors award the 2025 pond maintenance contract to Aquatic Environment Consultants for services between April and November, for a total cost NTE \$6,500. Cost to be applied to GL6153. The Grounds Committee unanimously recommended approval. Dave Barrie seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Facilities Committee

November 14, 2024 & January 9, 2025

Neighborhood Advisory Council

November 5, 2024

MANAGEMENT REPORTS:

Management Report

Financial Reports

Project List

ADJOURN:

Fredrik Wallin moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 9:07 PM.

Respectfully Submitted,

Alicia McKenna-Graves

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, February 5, 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
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:18 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 and to discuss and consider pending or probable litigation 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 6:19 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 7:06 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:
Fredrik Wallin **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 29, 2025.** Kumar Sangaran seconded the motion. Welbourne, Rokeby, Oatlands & Oakridge voted for the motion. Morven abstained from the motion. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance: Art Rodriguez, Jeff Kretsch, Al Zangrilli & Pam McGraw. Items discussed: Grounds Committee Changes

GENERAL BUSINESS: None

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS:
LIRA Grant Approval
Fredrik Wallin **moved that the Board of Directors authorize the County-approved vendor(s) to perform the work described in the November grant application for invasive species removal, in order to fulfill the grant's conditions. Costs to be reimbursed by Loudoun County Soil & Water.** Kumar Sangaran seconded the motion. Dave Barrie made an amendment to read **NTE \$25,825.** Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Design Review Committee

October 28, 2024

MANAGEMENT REPORTS:

Project List

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Dave Barrie seconded the motion. Motion carried unanimously.
The meeting adjourned at 7:48 PM.

Respectfully Submitted,

Alicia McKenna Graves

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS SPECIAL MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, February 11, 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
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:45 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 contracts 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 6:48 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.** Dave Barrie seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES: None

RESIDENTIAL PARTICIPATION/GUESTS: 0 Residents were in attendance. Items discussed: **None**

GENERAL BUSINESS:

NEW BUSINESS:

Legal Services

Fredrik Wallin moved that the Board of Directors select Option 2 to engage Whiteford, Taylor, & Preston with Todd Sinkins as principal counsel, to provide legal services to CountrySide Proprietary. Dave Barrie seconded the motion. Welbourne Rokeby, Oatlands and Oakridge voted for the motion. Morven abstained from the motion. Motion carried.

Legal Services Retainer Agreement

Fredrik Wallin moved that the Board of Directors select Option 2 to enter into a new retainer agreement with Whiteford, Taylor, & Preston at a cost of \$250 per month / \$3000 annually under the terms listed in the agreement contained in the February 11, 2025 Board packet. Kumar Sangaran seconded the motion.

During discussion, Kumar Sangaran and Fredrik Wallin rescinded their motions.

Kumar Sangaran then **moved that the Board of Directors select Option 1 to continue the current retainer with Todd Sinkins as principal counsel, at a cost of \$225 per month / \$2700 annually under the terms stated in the current agreement.** 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: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS: None

MANAGEMENT REPORTS: None

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:21 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, February 26, 2025

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands

BOARD MEMBERS ABSENT: Fredrik Wallin – Welbourne

OTHERS PRESENT: Catherine Neelley – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:46 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 and to discuss and consider the personal liability of members of the association 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 6:47 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.** Dave Barrie seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:
Board of Directors February 5, 2025 Meeting Minutes
Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 5, 2025.** Dave Barrie seconded the motion. Motion carried unanimously.

Board of Directors February 11, 2025
Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 11, 2025.** Dave Barrie seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Resident in attendance. Items discussed: **None**

GENERAL BUSINESS:
A. **OLD BUSINESS:** None

B. **NEW BUSINESS:**

CRC Committee
Dave Barrie **moved that the Board of Directors defer appointments to the Community Relations Committee for the 2025 calendar year since there were insufficient volunteers for committee operations.** Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Violations

Roddy Dean moved if corrective action is not taken by March 11, 2025, for the attached violations the Board 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 March 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 April 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. Dave Barrie seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE:

Standard Payment Plan Request for Account #70316

Roddy Dean moved that the Board of Directors *approve* the standard payment plan for Account #70316 contained in the February 26, 2025 Board Packet. The Finance Committee recommends approval of the payment plan. Dave Barrie seconded the motion. Motion carried unanimously.

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Finance Committee	November 19, 2024
Grounds Committee	November 20, 2024

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Dave Barrie seconded the motion. Motion carried unanimously. The meeting adjourned at 7:34 PM.

Respectfully Submitted,

Alicia McKenna - Graves

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS' MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, March 5, 2025

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands

BOARD MEMBERS ABSENT: Fredrik Wallin – Welbourne

OTHERS PRESENT: Catherine Neelley – PMP
Tim Pope – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 6:34 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 contract, discuss and consider pending or probable litigation, 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.** David Barrie seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:46 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 an 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 7:09 PM.

APPROVAL OF THE AGENDA:

Dave Barrie **moved that the Board of Directors approve the agenda as written.** Roddy Dean seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:

Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 26, 2025.** Kumar Sangaran seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: None

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Posting of the Committee Minutes: Roddy Dean **moved that the Board of Directors agree to post committee minutes to the CountrySide Proprietary website once they have been approved by the committee. Minutes will still be included in the following Board meeting packet for review by the Board of Directors.** Kumar Sangaran **seconded the motion.** Oakridge, Oatlands & Rokeby voted for the motion. Morven voted against the motion. Motion carried.

Appointment of Member to serve on 2025 Grounds Committee

Kumar Sangaran moved that the Board of Directors appoint Mandy Miller to service as the Oakridge representative on the Grounds Committee for 2025. Ms. Miller is a CountrySide property owner in good standing. Dave Barrie seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Injunctive Relief

Roddy Dean moved that the Board of Directors authorize legal counsel to proceed with the injunctive relief process for outstanding violations on the following accounts: 69803 & 141045. Dave Barrie seconded the motion. Motion carried unanimously.

FACILITIES:

Cromwell Window Replacement

Kumar Sangaran moved that the Board of Directors award the bid for the Cromwell Pool Window Replacement to American Home Contractors for an amount not to exceed \$18,000. The FAC unanimously approved this recommendation. Roddy Dean seconded the motion. Motion carried unanimously.

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS: None

MANAGEMENT REPORTS:

Project List

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 matter 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. Kumar Sangaran seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:22 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 8:16 PM.

ADJOURN:

Roddy Dean moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:17 PM.

Respectfully Submitted,

Alicia McKenna - Graves

Alicia McKenna-Graves – Recording Secretary

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.

GROUND:

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

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS' MEETING
Zoom Remote Meeting Due to COVID-19 Pandemic
Wednesday, April 2, 2025

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Fredrik Wallin – Welbourne
Roddy Dean – Morven
Kumar Sangaran – Rokeby

BOARD MEMBERS ABSENT: Dave Barrie – Oatlands

OTHERS PRESENT: Catherine Neelley – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 7:02 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 March 26, 2025. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Resident in attendance: Art Rodriguez Items discussed: None

GENERAL BUSINESS:
A. OLD BUSINESS: None
B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Violations

Board Fredrik Wallin moved if corrective action is not taken by April 18, 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 19, 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. Kumar Sangaran seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Design Review Committee	February 24, 2025
HPR	March 12, 2025

MANAGEMENT REPORTS:

Project List

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 7:08 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 7:55 PM.

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 7:56 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS SPECIAL MEETING
Zoom Remote Meeting
Wednesday, April 9, 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
Kyle Thomas – PMP
Tim Pope – PMP
Alicia McKenna-Graves – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 7:07 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 contracts 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 7:08 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 7:46 PM.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Resident was in attendance Art Rodriguez, Nancy Connelly. Items discussed: None

GENERAL BUSINESS:
A. OLD BUSINESS: None
B. NEW BUSINESS: None

ARCHITECTURAL ITEMS: None

FACILITIES:
Pool Deck Repairs
Fredrik Wallin moved that the Board of Directors award the contract for concrete deck repairs for all three pools to Millenium Pool Management for a price Not to Exceed \$21,000. The Facilities Committee unanimously approved the award to Millenium. Costs to be charged to the Reserve funds allocated for concrete deck repairs. Kumar Sangaran seconded the motion. Motion carried unanimously.

FINANCE: None
GROUNDS: None
INFORMATION/DISCUSSION ITEMS: None
COMMITTEE REPORTS: None
MANAGEMENT REPORTS: None

ADJOURN:

Fredrik Wallin moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:46 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

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

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

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

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, June 4, 2025

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Roddy Dean – Morven
Kumar Sangaran – Rokeby
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 6:05 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 consult with legal counsel 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 6:06 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 7:13 PM.

APPROVAL OF THE AGENDA:
Kumar Sangaran **moved that the Board of Directors approve the agenda as written.** Roddy Dean seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:
Kumar Sangaran **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 21, 2025.** Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 7 Residents were in attendance: Jeffrey Kretsch, Art Rodriguez, Eva Mendoza, Eric Eiler, Bill Rausch, Abdul Alqassab, & Harry Carter. Items discussed: Townhouse EV charging, Speeding on Lindenwood Ct, Architectural Applications

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Guideline Change – EV Charging Stations

Roddy Dean moved to defer to the June 25, 2025 Board of Directors meeting the decision regarding the revisions to the 2025 CountrySide Community Guidelines contained in the June 4, 2025 board meeting packet. Kumar Sangaran seconded the motion. Motion carried unanimously.

Adopt a Highway

Roddy Dean moved that the Board of Directors endorse the Adopt a Highway program as outlined by Jeff Kretsch and contained in the June 4th, 2025 of the Board of Directors meeting packet. Kumar Sangaran seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

Deferred Color Change Application #8582-123588

Roddy Dean moved that the Board of Directors deny application #8582-123588. Kumar Sangaran seconded the motion. Motion carried unanimously.

Appeal of DRC Denial Application #85754-71765 – Front Door

Roddy Dean moved that the Board of Directors uphold the DRC's decision on May 21, 2025 and deny application #85754-71765. Kumar Sangaran seconded the motion. Motion carried unanimously.

Appeal of DRC Denial Application #85755-71765 – Shutter Removal

Roddy Dean moved that the Board of Directors uphold the DRC's decision on May 21, 2025 and deny application #85755-71765. Kumar Sangaran seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE:

Payment Plan Account #122973

Roddy Dean moved that the Board of Directors approve the standard payment plan for account #122973 contained in the June 4, 2025 board packet. The Finance Committee recommends approval of this payment plan. Kumar Sangaran seconded the motion. Motion carried unanimously.

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Design Review Committee

April 28, 2025

MANAGEMENT REPORTS:

Project List

ADJOURN:

Kumar Sangaran moved to adjourn the meeting. Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 8:25 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS' SPECIAL MEETING

Zoom Remote Meeting

Tuesday, June 17, 2025

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands
Fredrik Wallin – Welbourne

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Catherine Neelley – PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:01 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 consult with legal counsel 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 6:02 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 6:40 PM.

RESIDENTIAL PARTICIPATION/GUESTS: 0 Residents were in attendance:

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Injunctive Relief Case Account #71553

Roddy Dean moved that the Board of Directors instruct legal counsel on account #71553 inquire about a settlement and continue the case for 30 days. Settlement to require in part that the homeowner pay CountrySide Proprietary's court costs and legal fees. Fredrik Wallin seconded the motion. Motion carried 4 (Morven, Oakridge, Rokeby, Welbourne) to 1 (Oatlands).

Injunctive Relief Case Account #70772

Roddy Dean moved that the Board of Directors instruct legal counsel to seek a judgement on account #70772 with no consideration of a settlement. Kumar Sangaran seconded the motion. Motion carried unanimously.

ADJOURN:

Roddy Dean moved to adjourn the meeting. Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 6:56 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

CountrySide Proprietary

June 17, 2025

1 of 1

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, June 25, 2025

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands
Fredrik Wallin – Welbourne *(Left meeting at 6:57 PM)*

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Catherine Neelley – PMP
Tim Pope – PMP
Ally Koehler – PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:01 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 contracts 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 6:02 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 6:57 PM.

APPROVAL OF THE AGENDA:

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

APPROVAL OF MEETING MINUTES:

Roddy Dean **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 4, 2025.** Kumar Sangaran seconded the motion. Motion carried unanimously (Oakridge, Morven, Rokeby, Oatlands).

Kumar Sangaran **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 17, 2025.** Roddy Dean seconded the motion. Motion carried unanimously (Oakridge, Morven, Rokeby, Oatlands).

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance: Jeff Kretsch, Art Rodriguez, Matt Miller & Khalilah Quitman. Items discussed: Digitization of Architectural Application signatures

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Election of Member to serve on 2025 Neighborhood Advisory Council

Roddy Dean moved that Jeff Kretsch be elected to the Oakridge Neighborhood Advisory Council for 2025. Jeff is a CountrySide member in good standing. Kumar Sangaran seconded the motion. Motion carried unanimously (Oakridge, Morven, Rokeby, Oatlands).

Appointment of Member to serve on 2025 Finance Committee

Roddy Dean moved that Matt Miller be appointed to serve as the Belmont representative to the Finance Committee for 2025. Matt is a CountrySide member in good standing. Kumar Sangaran seconded the motion. Motion carried unanimously (Oakridge, Morven, Rokeby, Oatlands).

Replacement Vehicle Oversight

Kumar Sangaran moved that the Board of Directors leave CountrySide Proprietary vehicle replacement under the oversight of the Facilities Committee. Dave Barrie seconded the motion. Oakridge, Oatlands & Rokeby voted for the motion. Morven abstained from the motion. Motion carried.

ARCHITECTURAL ITEMS: None

FACILITIES:

Tennis Court Replacement, Repair, and Fencing

Kumar Sangaran moved that the Board of Directors award the 2025 contract for Tennis Court Replacement, Repair, and Fencing for full replacement of the Countryside Boulevard courts and crack repair for the South Hall courts or a price not to exceed \$180,600. Cost to be applied to GL 9552. There was no second and the item was tabled until the July 2, 2025 Board of Directors meeting.

FINANCE: None

GROUNDS:

2025 Turf Rejuvenation

Kumar Sangaran moved that the Board of Directors approve the Advantage Landscapes \$19,250.00 proposal to perform turf rejuvenation in the specified areas in Oakridge, Morven, Foxfield, Oatlands, and Rokeby contained in the proposal. Cost to be applied to GL 6131. The Grounds Committee unanimously recommends approval. Morven, Oakridge & Rokeby voted for the motion. Oatlands voted against the motion. Motion carried.

INFORMATION/DISCUSSION ITEMS:

- Budget Meeting Date and Timeline

COMMITTEE REPORTS:

Facilities Committee	May 8, 2025
Finance Committee	May 20, 2025
Grounds Committee	May 20, 2025
HPR Committee	April, May, June, 2025

MANAGEMENT REPORTS:

- Management Report
- Financials
- Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:43 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, July 2, 2025

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Fredrik Wallin – Welbourne
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands

BOARD MEMBERS ABSENT:

Roddy Dean - Morven

OTHERS PRESENT:

Catherine Neelley – PMP
Tim Pope - PMP
Ally Koehler – PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:35 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 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.** Kumar Sangaran seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:37 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 7:03 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 June 25, 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance: Art Rodriguez, Eric Eiler & Pat Bour.
Items discussed: Townhouse EV charging

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Violations

Fredrik Wallin moved if corrective action is not taken by July 18, 2025 for the attached violations the Board 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 July 19, 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 August 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. Kumar Sangaran seconded the motion. Motion carried unanimously.

Proposed Revision to Architectural Application Signature Requirements

Fredrik Wallin moved that the Board of Directors table this item and send it back to the DRC and NAC for further discussion and advice on policy development, especially with respect to a) electronic acknowledgement of receipt of notification of an application, and b) dealing with foreseeable contingency issues, such as uncooperative neighbors who cannot or will not provide a signature. Kumar Sangaran seconded the motion. Motion carried unanimously.

Deferred DRC Decision Application #86119-70772 – EV Charging Station

Fredrik Wallin moved that the Board of Directors deny application #86119-70772 for an EV charging station. Kumar Sangaran seconded the motion. Motion carried unanimously.

FACILITIES:

Tennis Court Replacement, Repair, and Fencing

Fredrik Wallin moved that the Board of Directors award the 2025 contract for Tennis Court Replacement, Repair, and Fencing for full replacement of the Countryside Boulevard courts (including fencing) and crack repair for the Southall courts for a price not to exceed \$180,600. Cost to be applied to GL 9552. The FAC unanimously voted to recommend that the Board award the contract to Sport Systems. Kumar Sangaran seconded the motion. Penny Francke made a friendly amendment to read *contingent upon no permits being required*. Motion carried unanimously.

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Design Review Committee	May 19, 2025
Neighborhood Advisory Council	May 13, 2025

MANAGEMENT REPORTS:

Project List

ADJOURN:

Fredrik Wallin moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:11 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting

Wednesday, July 23, 2025

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands

BOARD MEMBERS ABSENT:

Fredrik Wallin - Welbourne

OTHERS PRESENT:

Catherine Neelley – PMP
Ally Koehler – PMP
Kyle Thomas - PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:31 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 contracts, discuss and consider pending or probable litigation & 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 6:32 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 7:00 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.

APPROVAL OF MEETING MINUTES:

Kumar Sangaran **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting July 2, 2025.** Dave Barrie seconded the motion. Oakridge, Rokeby & Oatlands voted for the motion. Morven abstained from the motion. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance: Dee Laucevicius, Tiffany Clark, Eric Eiler & Art Rodriguez. Items discussed: Devon Ct fire lane addition, EV charging stations

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Appeal of Tow Dated July 15, 2025

Roddy Dean **moved that the Board of Directors uphold the validity of Tow Ticket #46289C dated July 15, 2025.** Dave Barrie seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

CountrySide Proprietary

July 23, 2025

1 of 2

Violations

All attached violations had been abated prior to the board meeting. No board action was required.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Community Survey
- Vending Machines at Pools

COMMITTEE REPORTS:

Facilities Committee	June 16, 2025
Finance Committee	June 17, 2025
Grounds Committee	June 18, 2025

MANAGEMENT REPORTS:

Management Report
Financials Report
Project List

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:52 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting

Wednesday, August 6, 2025

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands
Fredrik Wallin - Welbourne

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Catherine Neelley – PMP
Tim Pope - PMP
Ally Koehler – PMP

CALL TO ORDER:
Penny Francke called the meeting to order at 7:02 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 July 23, 2025.** Roddy Dean seconded the motion. Motion carried unanimously.

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

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Dulles Town Center Easement Request

Fredrik Wallin **moved that the Board of Directors authorize legal counsel to negotiate a public access easement which protects the best interests of CountrySide Proprietary.** Kumar Sangaran seconded the motion. Penny Francke made a friendly amendment to read *The initial consultation is not to exceed \$5,000, and further expenditures must be approved by the Board of Directors.* Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES:

McPherson Cir. Tot Lot Replacement

Roddy Dean **moved that the Board of Directors award the contract for the McPherson Cir. Tot Lot Replacement to All Recreation for a price not to exceed \$185,000. Cost to be applied to GL 9897.** Fredrik Wallin seconded the motion. Motion carried unanimously.

FINANCE:

Revisions to Administrative Resolution 224 – FINANCIAL AUTHORITY OF CERTAIN OFFICERS AND THE MANAGING AGENT

No motion was made, and the item was tabled until the August 27, 2025 Board of Directors meeting.

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Update to Tennis Court Repair & Replacements
- Loudoun Water Easement Request
- Loudoun County Bus Shelters

COMMITTEE REPORTS:

Design Review Committee

June 23, 2025

MANAGEMENT REPORTS:

Project List

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously.
The meeting adjourned at 8:09 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting

Wednesday, August 27, 2025

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Fredrik Wallin – Welbourne
Roddy Dean – Morven
Kumar Sangaran – Rokeby

BOARD MEMBERS ABSENT:

Dave Barrie - Oatlands

OTHERS PRESENT:

Catherine Neelley – PMP
Ally Koehler – PMP
Kyle Thomas - PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:30 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, consult with legal counsel, and discuss and consider contracts 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 6:31 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.** Roddy Dean 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 on August 6, 2025.** Roddy Dean seconded the motion. Motion carried unanimously.

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

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Loudoun Water Temporary Construction and Permanent Easement Request

Fredrik Wallin **moved that the Board of Directors grant temporary construction easements to Loudoun Water contingent on 1) review by CountrySide Proprietary legal counsel and 2) that the sites be returned to their original condition upon completion. I further move that the Board authorize legal counsel to negotiate a new sanitary sewer easement with a minimal footprint to capture the existing vault/panel location which protects the best interests of CountrySide Proprietary.** Kumar Sangaran seconded the motion. Oakridge, Welbourne & Rokeby voted for the motion. Morven voted against the motion. Motion carried.

CountrySide Proprietary

August 27, 2025

1 of 2

Fall Fest Attractions Vendor

Fredrik Wallin moved that the Board of Directors award the contract to provide Fall Fest attractions to Lambert Bounce Parties Advantage for a price not to exceed \$13,000. Cost to be charged to GL 5312. Roddy Dean seconded the motion. Motion carried unanimously.

Volunteer Recognition

Fredrik Wallin moved to award 10 amenities guest passes to CountrySide volunteers in recognition of their service to the CountrySide community. Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS:

2025 Pavement, Concrete and Painting Contract

Fredrik Wallin moved that the Board of Directors award the contract for Pavement, Concrete and Painting to Rose Paving for a price not to exceed \$123,000. Cost to be applied to GL 9843 & 9577. The Grounds Committee unanimously voted to recommend that the Board of Directors award this contract to Rose Paving. Roddy Dean seconded the motion. Motion carried unanimously.

White Pine Survey

Fredrik Wallin moved that the Board of Directors award the contract for White Pine Survey to Advantage Landscape for a price not to exceed \$14,000. The Grounds Committee unanimously voted to recommend that the Board of Directors award this contract to Advantage Landscape. Cost to be split between GL 6128 Tree Pruning/ Removal & GL 3260 Tree Removal/ Replacement Fund. Roddy Dean seconded the motion. Oakridge, Welbourne & Rokeby voted for the motion. Morven abstained from the motion. Motion carried.

Trash Can Replacements

Fredrik Wallin moved that the Board of Directors approve the purchase of 10 replacement trash cans for CountrySide Proprietary common areas. Cost not to exceed \$8,000 charged to GL 9600 Contingency Reserve. Kumar Sangaran seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

- Loudoun County Bus Shelter Eminent Domain Land Claim

COMMITTEE REPORTS:

Facilities Committee	July 10, 2025
Finance Committee	July 15, 2025
Grounds Committee	July 16, 2025
Neighborhood Advisory Council	July 9, 2025

MANAGEMENT REPORTS:

- Management Report
- Financials Report
- Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:55 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting

Wednesday, September 3, 2025

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Dave Barrie - Oatlands
Fredrik Wallin – Welbourne
Roddy Dean – Morven
Kumar Sangaran – Rokeby *(Arrived at 8:06 PM)*

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Catherine Neelley – PMP
Ally Koehler – PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:47 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 consult with legal counsel 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.** Roddy Dean seconded the motion. Motion carried unanimously (Oakridge, Oatlands, Welbourne, Morven). The Board of Directors entered into Executive Session at 6:48 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:

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

APPROVAL OF MEETING MINUTES:

Fredrik Wallin **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting on August 27, 2025.** Roddy Dean seconded the motion. Motion carried unanimously (Morven, Oakridge, Oatlands, Welbourne).

RESIDENTIAL PARTICIPATION/GUESTS: 5 Residents were in attendance: Art Rodriguez, Bill Bedard, Jeff Kretsch, Maria Conomos & Maura Salins Greenman. **Items discussed:** Speeding on Algonkian Pkwy and Countryside Blvd, cell reception in Countryside & neighbor concerns

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Loudoun County ADA Bus Stop Compliance Implementation

Fredrik Wallin **moved to defer this matter until the Board of Directors has further legal counsel.**

Roddy Dean seconded the motion. Motion carried unanimously (Morven, Oakridge, Oatlands, Welbourne).

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None
GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Doggy Swim Day
- Adopt-a-Highway Signs
- **Fall Fest Update**

Fredrik Wallin moved that the Board of Directors increase the not to exceed price of the Lambert Bounce Parties Advantage contract to provide Fall Fest attractions by an additional \$500. Cost to be charged to GL 5312. Roddy Dean seconded the motion. Motion carried unanimously (Morven, Oakridge, Oatlands, Welbourne, Rokeby).

COMMITTEE REPORTS:

Design Review Committee

July 28, 2025

MANAGEMENT REPORTS:

Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Fredrik Wallin seconded the motion. Motion carried unanimously (Morven, Oakridge, Oatlands, Rokeby, Welbourne). The meeting adjourned at 8:14 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting

Wednesday, September 24, 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
Ally Koehler – PMP
Kyle Thomas - PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:30 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 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 6:31 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 7:02 PM.

APPROVAL OF THE AGENDA:

Fredrik Wallin moved that the Board of Directors approve the agenda as written. Roddy Dean 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 on September 3, 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 3 Residents were in attendance: Art Rodriguez, Eric Eiler & Juan Hernandez. Items discussed: CountrySide staffing & Townhouse EV charging

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Second October Board Meeting Date

Roddy Dean moved that the Board of Directors move the second October Board Meeting date from October 22, 2025 to Wednesday October 15, 2025. Fredrik Wallin seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

CountrySide Proprietary

September 24, 2025

1 of 3

Appeal of Denial of Application 86878-69765 – Faux Stone Siding

Fredrik Wallin moved that the Board of Directors uphold the DRC decision on August 25, 2025, and deny application #86878-69765 for Faux Stone Siding. Kumar Sangaran seconded the motion. Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Morven voted against the motion. Motion carried.

Violations

Roddy Dean moved that if corrective action is not taken by October 3, 2025 for the attached violations (see attached spreadsheet) the Board 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 August 9, 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 October 31, 2025, CountrySide legal counsel may file for injunctive relief for the violations, 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. Fredrik Wallin seconded the motion. Morven, Oakridge, Welbourne & Rokeby voted for the motion. Oatlands voted against the motion. Motion carried.

Guideline Revisions and Enforcement

Roddy Dean moved to defer the motion until January 2026 to include the work of Fredrik Wallin on the Community Guidelines. Fredrik Wallin seconded the motion. Morven, Oatlands, Rokeby & Welbourne voted for the motion. Oakridge voted against the motion. Motion carried.

FACILITIES:

Pool House Remodeling Contract

Fredrik Wallin moved that the Board of Directors award the 2025 pool house renovations to Nachman Construction for a cost NTE \$85,000. Cost to be charged to GL 9816, 9817, and 9820. The Facilities Committee unanimously recommended approval. Roddy Dean seconded the motion. Motion carried unanimously.

FINANCE:

Revisions to Resolution 224 – FINANCIAL AUTHORITY OF CERTAIN OFFICERS AND THE MANAGING AGENT

Fredrik Wallin moved that the Board of Directors approve the proposed revisions to Resolution 224 FINANCIAL AUTHORITY OF CERTAIN OFFICERS AND THE MANAGING AGENT and continue the resolution process in accordance with Resolution 125 Resolution Procedures. The Finance Committee unanimously approved these revisions. Kumar Sangaran seconded the motion. Motion carried unanimously.

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Facilities Committee	August 14, 2025
Finance Committee	August 21, 2025
Grounds Committee	August 20, 2025
Neighborhood Advisory Council	August 12, 2025

MANAGEMENT REPORTS:

Management Report
Financial Report
Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Fredrik Wallin seconded the motion. Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands was absent. *Oatlands absence was due to dropped connection from the zoom meeting. Motion carried. The meeting adjourned at 8:17 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, October 1, 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

CALL TO ORDER:
Penny Francke called the meeting to order at 7:02 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:
Board of Directors Meeting September 24, 2025
Fredrik Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting September 24, 2025. Kumar Sangaran seconded the motion. Motion carried unanimously.

Executive Session September 19, 2025
Fredrik Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Session Meeting on September 19, 2025. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Resident was in attendance: Art Rodriguez. Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Appointment of Members to serve on 2025 Design Review Committee

Fredrik Wallin moved that the following members be appointed to the Design Review Committee for the remainder of 2025:

Foxfield: Monica Anderson

Oatlands: Josh Klassen

Both are CountrySide members in good standing and have completed the mandatory legal training. Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUND: None

INFORMATION/DISCUSSION ITEMS:

- 2026 Budget Requests

COMMITTEE REPORTS: None

MANAGEMENT REPORTS:

Project List

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously.
The meeting adjourned at 7:10 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting

Wednesday, October 15, 2025

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Fredrik Wallin – Welbourne
Roddy Dean – Morven
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands

BOARD MEMBERS ABSENT:

None

PRESENT OPEN SESSION ONLY:

Catherine Neelley – PMP
Ally Koehler – PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:19 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 advice from legal counsel & discuss and consider contracts 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.** Fredrik Wallin seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:20 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 6:58 PM.

APPROVAL OF THE AGENDA:

Fredrik Wallin moved that the **Board of Directors approve the agenda as written.** Roddy Dean 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 October 1, 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:

CountrySide Annual Meeting

Roddy Dean moved that the **CountrySide Board of Directors schedule and hold a virtual annual meeting of the members, on Monday, December 8, 2025 at 8:00 PM. Our property manager, PMP, will post the announcement on the home page of the CountrySide website and notify property owners via email on 11/07/25, with two additional email reminders sent on 11/26/25 and 12/7/25.** Fredrik Wallin seconded the motion. Motion carried unanimously.

Appointments to the 2026 Election Committee

Fredrik Wallin moved that the Board of Directors appoint the following members to the 2026 Election Committee:

**Pat Bour
Jeff Kretsch
Janet Callum
Al Zangrilli**

All are members in good standing. Roddy Dean seconded the motion. Motion carried unanimously.

2026 Management Contract

Dave Barrie moved that the Board of Directors award the 2026 CountrySide Proprietary Management Services contract to Legum & Norman, contingent on the successful conclusion of contract negotiations underway. Kumar Sangaran seconded the motion. Oakridge, Oatlands & Rokeby voted for the motion. Morven & Welbourne voted against the motion. Motion carried.

Appointment of Members to serve on 2025 Neighborhood Advisory Council

Roddy Dean moved that the following members be appointed to the Neighborhood Advisory Council for the remainder of 2025:

**Morven: Adriana Andrade-Salgado
Oakridge: Hadi Rashid**

Both are CountrySide members in good standing. Fredrik Wallin seconded the motion. Motion carried unanimously.

Facilities Committee Appointment

Fredrik Wallin moved that the following member be appointed to the Facilities Committee for the remainder of 2025:

Oatlands: Olsen Salgado (Morven resident to serve in the absence of an Oatlands representative)

He is a CountrySide member in good standing. Roddy Dean seconded the motion. Motion carried unanimously.

Grounds Committee Appointments

Roddy Dean moved that the following members be appointed to the Grounds Committee for the remainder of 2025:

**Oatlands: Raub Dakwale
Rokeby: Olsen Salgado (Morven resident to serve in the absence of a Rokeby representative)**

Both are CountrySide members in good standing. Fredrik Wallin seconded the motion. Motion carried unanimously.

Appointment of Member to serve on 2025 Horse Pen Committee

Fredrik Wallin moved that Adriana Andrade-Salgado be appointed to the HPR Committee for the remainder of 2025. She is a CountrySide member in good standing. Roddy Dean seconded the motion. Motion carried unanimously.

Loudoun Water Easement Request

Roddy Dean moved that the Board of Directors grant the requested temporary construction easements to Loudoun Water as amended by CountrySide Proprietary legal counsel and contingent on the sites be returned to their original condition upon completion. Fredrik Wallin seconded the motion. Motion carried unanimously.

Loudoun Water Easement Location Revision

Fredrik Wallin moved that the Board of Directors approve the revision to the permanent easement for the Loudoun Water access. Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES:

2026 Pool Management Contract

Roddy Dean moved that the Board of Directors exercise the second option year of the pool management agreement with American Pools for 2026, at the agreed price of \$318,890.00. Cost to be applied to GL 7500. The Facilities Committee unanimously approved this recommendation. Fredrik Wallin seconded the motion. Motion carried unanimously.

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

- Reserve Study Status
- Invasive Species Grant

COMMITTEE REPORTS: None

MANAGEMENT REPORTS:

Management Report
Financials Report
Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 7:53 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS EXECUTIVE SESSION MEETING

Zoom Remote Meeting

Thursday, October 16, 2025

BOARD MEMBERS PRESENT:

Penny Francke – Oakridge
Roddy Dean – Morven (*Arrived at 7:10 PM*)
Kumar Sangaran – Rokeby
Dave Barrie – Oatlands

BOARD MEMBERS ABSENT:

Fredrik Wallin - Welbourne

OTHERS PRESENT:

Catherine Neelley – PMP
Todd Sinkins

CALL TO ORDER:

Penny Francke called the meeting to order at 7:02 PM.

EXECUTIVE SESSION:

Dave Barrie stated **Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to consult with legal counsel 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 (Oakridge, Oatlands, Rokeby). The Board of Directors entered into Executive Session at 7:03 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 8:13 PM.

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:14 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting

Wednesday, November 5, 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
Tim Pope - PMP

CALL TO ORDER:

Penny Francke called the meeting to order at 6:03 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 contracts & discuss and consider pending or probable litigation 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 6:04 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 with the following changes: add a motion regarding late fees for furlough workers & remove the revision vote of Resolution 224 motion. Roddy Dean seconded the motion. Morven, Welbourne, Oakridge & Rokeby voted for the motion. Oatlands abstained from the motion. Motion carried.

APPROVAL OF MEETING MINUTES:

Board of Directors Meeting October 15, 2025

Fredrik Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting October 15, 2025, with the friendly amendment to replace "Others Present" with "Present Open Session Only". Kumar Sangaran seconded the motion. Motion carried unanimously.

Board of Directors Executive Session Meeting October 16, 2025

Fredrik Wallin moved that the Board of Directors approve as written the minutes of the Board of Directors Executive Session Meeting October 16, 2025. Roddy Dean seconded the motion. Motion carried unanimously.

Approval of Consent Agreement – ADA Bus Stop Implementation Plan

Roddy Dean moved that the Board of Directors confirm the approval of the unanimous written consent agreement to grant Loudoun County a temporary construction easement to construct an ADA Bus Stop on Spotswood Rd. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance: Matt Miller & Tracey Walter. Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

2026 Proprietary Insurance

Roddy Dean moved that the Board of Directors accept the attached proposal from The Baldwin Insurance Group Insurance Agency for the following insurance coverages:

**Property/Commercial General Liability
Umbrella Liability
Directors and Officers
Crime (Dishonesty)
Excess Crime (Dishonesty)
Community Association Volunteer Accident
Workers Compensation**

Fredrik Wallin made a friendly amendment to add the cost and GL codes to the motion. Friendly amendment was accepted by Roddy Dean. Fredrik Wallin seconded the motion. Amended motion reads:

I move that the Board of Directors accept the attached proposal from The Baldwin Insurance Group Insurance Agency with a total cost of \$76,782.00 for the following insurance coverages:

**Property/Commercial General Liability – GL5112
Umbrella Liability – GL5113
Directors and Officers – GL5114
Crime (Dishonesty) – GL5116
Excess Crime (Dishonesty) – GL5117
Community Association Volunteer Accident – GL5118
Workers Compensation – GL to be determined**

Motion carried unanimously.

2026 Annual Budget

Fredrik Wallin moved that the Board of Directors adopt the 2026 Annual Budget as written and included in the November 5, 2025 Board packet. Roddy Dean seconded the motion. Oakridge, Welbourne, Rokeby & Morven voted for the motion. Oatlands abstained from the motion. Motion carried.

Deferred Assessments Resolution

Fredrik Wallin moved that the Board of Directors approve and add the following deferred assessment resolution to the Annual Meeting agenda, *The Association elects to apply all or part of the excess assessment income to the following year’s assessments and that such final amount be at the Board’s discretion.* Kumar Sangaran seconded the motion. Motion carried unanimously.

Algonkian Parkway Multimodal Feasibility Study

Roddy Dean moved that the Board of Directors send a letter to the Loudoun County Board of Supervisors asking that affected HOA’s be proactively informed and included in the discussion of the Algonkian Parkway Multimodal Feasibility Study. Fredrik Wallin seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

Violations

Fredrik Wallin moved that if corrective action is not taken by November 24, 2025 for the attached violations (see attached spreadsheet) the Board 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 November

25, 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 January 1, 2026 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.

Injunctive Relief Correction Date for Account #71553

Fredrik Wallin moved that the Board of Directors notify the owner of account #71553 that the outstanding violations on their property must be corrected by a due date of January 31, 2026 to prevent further legal action on the current injunctive relief case. Roddy Dean seconded the motion. Motion carried unanimously.

FACILITIES: None

FINANCE:

2026 Common Driveway Assessment

Roddy Dean moved that the Board of Directors adopt the 2026 Common Driveway Assessment, Resolution #291 as written. The Finance Committee voted unanimously to recommend approval. Fredrik Wallin seconded the motion. Motion carried unanimously.

5.2 Furlough Workers Payment Plan for Assessment Fees

Fredrik Wallin moved that the Board of Directors waive the late fee for assessments for furloughed workers that apply to the program, with the allowance of an interest-free payment plan, upon the conclusion of the Government shutdown. Roddy Dean seconded the motion. Morven, Welbourne, Oakridge & Rokeby voted for the motion. Oatlands abstained from the motion. Motion carried.

2025 Audit Firm Approval

Roddy Dean moved that the Board of Directors engage Goldklang Group CPAs, P.C. for the 2025 transition audit, audit and tax preparation at a cost NTE \$12,250.00. Expense to be charged to GL5200 and included in the 2026 budget. Fredrik Wallin seconded the motion. Motion carried unanimously.

GROUNDS:

Landscape Services Contract

Fredrik Wallin moved that the Board of Directors exercise the first-year contract option in the Land Services Agreement in the amount of \$249,393.00 with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2026 through December 31, 2026. All other provisions of the agreement will remain in full force and effect. Costs to be applied to GL6125. The Grounds Committee unanimously recommends approval. Roddy Dean seconded the motion. Motion carried unanimously.

Tree Removal Services Contract

Fredrik Wallin moved that the Board of Directors exercise the first-year contract option of the Tree Services Agreement with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2026 through December 31, 2026. All other provisions of the agreement will remain in full force and effect. Daily rate of \$2,495.00 to be applied to GL6128 and GL6100. The Grounds Committee unanimously recommends approval. Kumar Sangaran seconded the motion. Motion carried unanimously.

Snow Removal Services Contract

Fredrik Wallin moved that the Board of Directors exercise the first-year contract option in the Snow Removal Services Agreement with Advantage Landscape in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2026 through December 31, 2026. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL8540. The Grounds Committee unanimously recommends approval. Kumar Sangaran seconded the motion. Motion carried unanimously.

Trash, Recycling, and Yard Waste Removal Services Contract

Fredrik Wallin moved that the Board of Directors exercise the second option year of the Trash, Recycle, and Yard Waste Agreement with Republic Services at the agreed cost NTE \$864,545.00. Cost to be applied to GL6145 and GL8545. The Grounds Committee unanimously recommends approval. Roddy Dean seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

- Annual Meeting & Annual Reports

COMMITTEE REPORTS:

Facilities Committee	September 18, 2025
Finance Committee	September 16, 2025
Grounds Committee	September 17, 2025

MANAGEMENT REPORTS:

Project List

ADJOURN:

Roddy Dean moved to adjourn the meeting. Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 8:10 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary