

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, January 28, 2026

BOARD MEMBERS PRESENT: Penny Francke – Oakridge
Fredrik Wallin – Welbourne
Roddy Dean – Morven
Jim Krips – Rokeby
Dave Barrie – Oatlands
Richard Bartsch - Belmont

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Elizabeth Stulga – Legum & Norman
Wanda Powell – Legum & Norman
Ally Koehler – Legum & Norman

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

APPROVAL OF THE AGENDA:
Roddy Dean moved that the Board of Directors approve the agenda as written. Fredrik Wallin 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 7, 2026. Richard Bartsch seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Resident was in attendance: Matt Miller. Items discussed: None

GENERAL BUSINESS:
A. OLD BUSINESS: None

B. NEW BUSINESS:

Appointment of Members to Serve on 2026 NAC

Fredrik Wallin moved that the following members be appointed to the Neighborhood Advisory Council for the remainder of 2026:

Morven – Adriana Andrade-Salgado
Oakridge – Hadi Rashid

Both are CountrySide members in good standing. Richard Bartsch seconded the motion. Motion carried unanimously.

Appointment of Member to Serve on 2026 DRC Committee

Fredrik Wallin moved that Charles F. (“C.F.”) Snyder III be appointed to the Design Review Committee as the Welbourne representative for the remainder of 2026. He is a CountrySide member in good standing. Roddy Dean seconded the motion. Motion carried unanimously.

Appointment of Member to Serve on 2026 HPR Committee

Dave Barrie moved that Jim Krips be appointed to the Horsepen Run Committee as the Foxfield representative for the remainder of 2026. He is a CountrySide member in good standing. Richard Bartsch seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUND: None

INFORMATION/DISCUSSION ITEMS:

- Board Training
- Commercial Vehicle Definition

Commercial Vehicle

Richard Bartsch **moved to table the commercial vehicle definition discussion to the February 4, 2026 Board of Directors Meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously.

- Feedback on Juli Briskman's plan for Algonkian Parkway multi modal feasibility study. Submitting comments via email to president by February 9, 2026 (cc: manager)
- 2026 Reserves Expenditures

2026 Reserve Study

Roddy Dean **moved to approve as written the 2026 Reserve Study.** Richard Bartsch seconded the motion. Motion carried unanimously

COMMITTEE REPORTS: None

MANAGEMENT REPORTS:

Management Report
Financials Report

January 2026 Late Fee

Roddy Dean **moved to approve waiving late fee charges in January 2026, ratifying Legum & Norman's action.** Fredrik Wallin seconded the motion. Motion carried unanimously.

ADJOURN:

Richard Bartsch **moved to adjourn the meeting.** Roddy Dean seconded the motion. Motion carried unanimously.
The meeting adjourned at 8:56 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary