

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting
Wednesday, February 25, 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
Ally Koehler – Legum & Norman

CALL TO ORDER:

Penny Francke called the meeting to order at 6:06 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, personnel matters, and 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.** Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:07 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 6:59 PM.

APPROVAL OF THE AGENDA:

Fredrik Wallin **moved that the Board of Directors approve the agenda as written.** Roddy Dean seconded the motion. Penny Francke made a friendly amendment to remove the discussion of the April Courier from the agenda. The friendly amendment was accepted and seconded. 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 February 4, 2026.** Roddy Dean seconded the motion. Jim Krips made a friendly amendment to include "per year" after "NTE \$130.00" in the Microsoft 365 motion. Friendly amendment was accepted and seconded. Motion carried unanimously.

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

- Moko Contract for 2026

ARCHITECTURAL ITEMS: None

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Finance Committee

January 20, 2026

HPR Minutes

Richard Bartsch **moved to transition the discussion of the Horsepen Run minutes to a sidebar.** Roddy Dean seconded the motion. Belmont, Morven, Oatlands, Rokeby & Welbourne voted for the motion. Oakridge voted against the motion. Motion carried.

MANAGEMENT REPORTS:

Management Report: Renovation Update

Management Report: New Hires Update

Management Report: Snow Bills

Management Report: Budget GL Code Update

Capitol Area Bowhunters Request

Roddy Dean **moved to deny the access & hunting request of the Capitol Area Bowhunters.** Jim Krips seconded the motion. Morven, Oakridge, Oatlands, Rokeby & Welbourne voted for the motion. Belmont voted against the motion. Motion carried.

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

ADJOURN:

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

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary