COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting
Wednesday, March 4, 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 6:36 PM.

EXECUTIVE SESSION:

Jim Krips stated **Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to 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**. Roddy Dean 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 7:01 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.

APPROVAL OF MEETING MINUTES:

Fredrik Wallin **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 25, 2026.** Jim Krips 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:

- Tow Waive

Tow Waive

Fredrik Wallin **moved that the Board of Directors deny waiving the towing fee for the incident in question.** Roddy Dean seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: **None**

FACILITIES: **None**
FINANCE: **None**
GROUNDS: **None**

INFORMATION/DISCUSSION ITEMS:

- Minutes on the Website
- Republic Charges
- Juli Briskman Meeting
- Boy Scout Request for a Project Eagle Scout
- American Pool Proposal
- Square Proposal

COMMITTEE REPORTS: **None**

MANAGEMENT REPORTS:

Management Report: Renovation Update
Management Report: New Hires Update
Management Report: Reserve Study Final
Management Report: McPherson Playground – Swing Request & Broken Slide

Whiteford Taylor Non-Suit

Roddy Dean **moved to ratify the president's action to non-suit against Acct #0915-092.** Fredrik Wallin seconded the motion. Motion carried unanimously.

ADJOURN:

Jim Krips **moved to adjourn the meeting.** Richard Bartsch seconded the motion. Motion carried unanimously. The meeting adjourned at 8:55 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary

Minutes Approved March 25, 2026