COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting
Wednesday, March 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

**Open Session Only*
Ally Koehler – Legum & Norman
Loudoun Supervisor Juli Briskman
Aman Ardalan, Senior Legislative Aide

CALL TO ORDER:
Penny Francke called the meeting to order at 6:00 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:
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 March 4, 2026.** Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 10 Residents were in attendance: Kathy Reynard, Pat Bour, Art Rodriguez, Matt Miller, Janet Callum, Dova Wilson, Carmen McMahon, Albert Zangrilli, Mandy *(no listed surname)* & Hemal *(no listed surname)* . Items discussed: **None**

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. **NEW BUSINESS:**

- Home Based Business – Information only
- Square Proposal – for in house charges

Square
Richard Bartsch **moved that the Board of Directors adopt Square at a cost NTE $500, charged to GL 9050.** Jim Krips seconded the motion. Oakridge, Oatlands, Belmont, Rokeby & Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

ARCHITECTURAL ITEMS: None

FACILITIES:

Comcast
Roddy Dean **moved to reschedule the Comcast vote to the April 1, 2026 Board of Directors meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously.

FINANCE: None
GROUNDS: None
INFORMATION/DISCUSSION ITEMS:

ADA Bus Stop Easement
Roddy Dean **moved that the Board of Directors submit the two ADA Bus Stop easement requests to legal counsel for review and advice. If legal counsel recommends acceptance of the two offers, I further move that the Board of Directors authorize Penelope Francke to execute the agreements on behalf of CountrySide Proprietary.** Fredrik Wallin seconded the motion. Motion carried unanimously.

COMMITTEE REPORTS: None
MANAGEMENT REPORTS: None

ADJOURN:
Roddy Dean **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 9:00 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary