

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS MEETING**

**Zoom Remote Meeting**  
Wednesday, April 22, 2026

**BOARD MEMBERS PRESENT:**

Penny Francke – Oakridge  
Fredrik Wallin – Welbourne  
Roddy Dean – Morven  
Dave Barrie – Oatlands  
Richard Bartsch – Belmont

**BOARD MEMBERS ABSENT:**

Jim Krips - Rokeby

**OTHERS PRESENT:**

Elizabeth Stulga – Legum & Norman  
Ally Koehler – Legum & Norman

**CALL TO ORDER:**

Penny Francke called the meeting to order at 7:04 PM.

**APPROVAL OF THE AGENDA:**

Fredrik Wallin **moved that the Board of Directors approve the agenda as written.** Richard Bartsch 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 1, 2026.** Richard Bartsch seconded the motion. Motion carried unanimously.

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

**GENERAL BUSINESS:**

**A. OLD BUSINESS:**

- Update: CountrySide Blvd Information Campaign
- Update: Republic Billing
- Update: Comcast
- Update: 2008 Server Data Transfer / Backup to Cloud Status
- Update: Bus Stop Easement
- Resolution #137

**B. NEW BUSINESS:**

- Update: Delinquency Letters
- Townhouse Fence Issue
- Possible Eagle Project
- Morgan Stanley 4<sup>th</sup> Signature of Wanda Powell

**4<sup>th</sup> Signature**

Roddy Dean **moved that the Board of Directors approve adding Wanda Powell as the 4<sup>th</sup> signatory on the Morgan Stanley Reserve Account. The Facilities Committee unanimously recommended approval.** Fredrik Wallin seconded the motion. Motion carried unanimously.

**ARCHITECTURAL ITEMS:** None

**FACILITIES:**

**Guest passes**

Fredrik Wallin moved that the Board of Directors approve keeping the guest pass prices for the 2026 pool season the same as the 2025 pool season. The Facilities Committee recommended approval with a 3-2-0 vote. Richard Bartsch seconded the motion. Belmont voted for the motion. Oakridge, Oatlands & Welbourne voted against the motion. Morven abstained from the motion. Motion denied.

Fredrik Wallin moved that the Board of Directors revise the pricing for pool season guest passes to \$6 for a daily guest pass, \$50 for a bundle of 10 guest passes & \$125 for a Season Pass. Dave Barrie seconded the motion. Oakridge, Oatlands & Welbourne voted for the motion. Belmont voted against the motion. Morven abstained from the motion. Motion carried.

**Rental Security Deposits**

Fredrik Wallin moved that the Board of Directors accept the Facilities Committee’s unanimous recommendation to waive the key deposits and security deposit requirements for pool and meeting room rentals, contingent upon the agreements been rewritten to clearly state the renter’s liability for all damages. Dave Barrie seconded the motion. Belmont, Oakridge, Oatlands & Welbourne voted for the motion. Morven voted against the motion. Motion carried.

**Memorial Day Weekend**

Fredrik Wallin moved that the Board of Directors approve the use of leniency on Memorial Day weekend and NOT refuse admittance to the pools for MOKO NO residents. The Facilities Committee unanimously recommended approval. Dave Barrie seconded the motion. Motion carried unanimously.

**2026 Pool Rules & Regulations**

Fredrik Wallin moved that the Board of Directors accept the Facilities Committee’s unanimous recommendation to approve the 2026 Pool Rules with the updated pricing for guest and Season passes as approved by the Board of Directors on April 22, 2026. Roddy Dean seconded the motion. Motion carried unanimously.

**FINANCE:** None

**GROUNDS:** None

**INFORMATION/DISCUSSION ITEMS:** None

**COMMITTEE REPORTS:**

Approved Grounds Committee Meeting Minutes      March 18, 2026  
Approved Finance Committee Meeting Minutes      March 17, 2026

**MANAGEMENT REPORTS:** None

**ADJOURN:**

Roddy Dean moved to adjourn the meeting. Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 9:34 PM.

Respectfully Submitted,

*Ally Koehler*

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Ally Koehler – Recording Secretary