COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting
Wednesday, May 6, 2026

BOARD MEMBERS PRESENT:
Penny Francke – Oakridge
Fredrik Wallin – Welbourne
Roddy Dean – Morven
Dave Barrie – Oatlands
Richard Bartsch – Belmont
Jim Krips – Rokeby (*Arrived at 6:17 PM)*

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Elizabeth Stulga – Legum & Norman

**Open Session Only*
Ally Koehler – Legum & Norman

CALL TO ORDER:
Penny Francke called the meeting to order at 6:00 PM.

EXECUTIVE SESSION:
Roddy Dean 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**. Richard Bartsch seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:01 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 7:02 PM.

APPROVAL OF THE AGENDA:
Fredrik Wallin **moved that the Board of Directors approve the agenda as written**. Richard Bartsch seconded the motion. Belmont, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

APPROVAL OF MEETING MINUTES:
Fredrik Wallin **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 22, 2026.** Richard Bartsch seconded the motion. Belmont, Morven, Oakridge & Welbourne voted for the motion. Rokeby & Oatlands abstained from the motion. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance: Scott Simon & Art Rodriguez. Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS:
- Update: Courier
- Update: Delinquency Letter to Residents
- Update: Resolution #137

- Update: Tree Branches HPR
- Update: Shut off and Water Inlet Valve Replaced
- Update: Pipestem Assessments

B. NEW BUSINESS:

- EV Charging *motion withdrawn*
- CountrySide Legum & Norman Proposal

Proposal
Fredrik Wallin **moved that the Board of Directors approve Legum & Norman's Comprehensive Inspection Proposal for the amount of $8,707.00. Cost to be applied to GL 7040: Management Fees**. Jim Krips seconded the motion. Belmont, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

- Violation in Resale

Violation in Resale
Roddy Dean **moved that the Board of Directors uphold the 2014 Board decision to require replacement of the roof upon sale of the property**. Fredrik Wallin seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS: None

FACILITIES:

- Update: Tennis Courts

FINANCE: None
GROUNDS: None
INFORMATION/DISCUSSION ITEMS: None

COMMITTEE REPORTS:

Approved Design Review Committee Meeting Minutes	January 26, 2026
Approved Design Review Committee Meeting Minutes	March 23, 2026

MANAGEMENT REPORTS: None

ADJOURN:
Roddy Dean **moved to adjourn the meeting.** Jim Krips seconded the motion. Motion carried unanimously. The meeting adjourned at 9:22 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary