

**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

CountrySide Proprietary  
Board of Directors  
May 6, 2026

Minutes Approved May 27, 2026

- 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*

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Ally Koehler – Recording Secretary