

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, May 27, 2026

BOARD MEMBERS PRESENT:

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

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 6:01 PM.

EXECUTIVE SESSION:

Fredrik Wallin 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 & discuss and consider the personal liability of members to the association 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 6:02 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 7:05 PM.

APPROVAL OF THE AGENDA:

Fredrik Wallin **moved that the Board of Directors approve the agenda as written.** Jim Krips seconded the motion. A friendly amendment was made to add the late fee motion to the agenda. The friendly amendment was approved and seconded. 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 May 6, 2026.** Roddy Dean seconded the motion. Belmont, Morven, Oakridge, Oatlands & Welbourne voted for the motion. Rokeby abstained from the motion. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 2 Residents were in attendance: William Bedard & Art Rodriguez.
Items discussed: TruGreen signs within the community, herbicide usage & traffic on CountrySide Blvd

GENERAL BUSINESS:

A. OLD BUSINESS:

- Update: Republic Services Credit & New Invoices

B. NEW BUSINESS:

Entrance Fees: Family Fun Night & Back-to-School Night

Dave Barrie moved that the Board of Directors approve raising the entrance fee for Family Fun Night and the Back-to-School Pool Party to \$7.00 for guests. Fredrik Wallin seconded the motion. Motion carried unanimously.

Entrance Fee: Fall Fest

Dave Barrie moved that the Board of Directors approve raising the entrance fee for Fall Fest to \$15.00 per guest. Fredrik Wallin seconded the motion. Motion carried unanimously.

- Informational: Askegrens property for sale

ARCHITECTURAL ITEMS:

- Informational: Communication went out to residents about starting inspections & what office is looking for

FACILITIES:

- Status update of Pool Opening May 23, 2026
- Update: American Pools staffing
- Informational: 3 Upcoming Pool Reservations

FINANCE:

- April Financials

Late Fee Waivers / Ledger Adjustments as Discussed in Executive Session

Roddy Dean moved that the Board of Directors waive one month of late charges if all past due amounts are paid in full. Additional late charge waivers can be considered by the Finance Committee. Dave Barrie seconded the motion. Belmont, Morven, Oakridge, Oatlands & Rokeby voted for the motion. Welbourne voted against the motion. Motion carried.

GROUNDS:

Trash Cans

Motion was withdrawn

INFORMATION/DISCUSSION ITEMS:

Committee Member Removal

Roddy Dean moved that the Board of Directors acknowledge and uphold the voluntary resignation of the below committee members, as stated, in Resolution 237: Design Review Committee and Resolution 137: Grounds Committee, that the unexcused absence at three consecutive meetings signifies voluntarily stepping down as a committee member.

Josh Klassen: Design Review Committee, Oatlands representative

Raub Dakwale: Grounds Committee, Oatlands representative

Jim Krips seconded the motion. Motion carried unanimously.

- Discussion: Resident concern regarding electric bikes on trails

COMMITTEE REPORTS:

FIN	April 21, 2026 Approved Meeting Minutes
FAC	April 9, 2026 Approved Meeting Minutes
DRC	April 27, 2026 Approved Meeting Minutes
GRNDS	April 15, 2026 Approved Meeting Minutes

MANAGEMENT REPORTS:

- Management update included in packet

ADJOURN:

Roddy Dean **moved to adjourn the meeting**. Richard Bartsch seconded the motion. Motion carried unanimously.
The meeting adjourned at 9:02 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary