**COUNTRYSIDE PROPRIETARY**
**BOARD OF DIRECTORS MEETING**
**Zoom Remote Meeting**
Wednesday, June 3, 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 6:30 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 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 6:31 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:**

Jim Krips **moved that the Board of Directors approve the agenda with the removal of New Business & Grounds items**. Roddy Dean 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 May 6, 2026.** Roddy Dean seconded the motion. Motion carried unanimously.

**RESIDENTIAL PARTICIPATION/GUESTS:** 3 Residents were in attendance: Matt Miller, Shermane Martino & Art Rodriguez. Items discussed: Greenhouse appeal

**Greenhouse Appeal**

Fredrik Wallin **moved that the Board of Directors uphold the DRC/NAC rulings and deny the application**. Roddy Dean seconded the motion. Motion carried unanimously.

**GENERAL BUSINESS:**

A. **OLD BUSINESS: None**
B. **NEW BUSINESS: None**

**ARCHITECTURAL ITEMS**:

- *Greenhouse Appeal discussed during Resident Participation*

**FACILITIES**:

- Pool Updates – Square Updates

**FINANCE**:

- Informational: Truist Bank Statements from January

**GROUNDS**: **None**
**INFORMATION/DISCUSSION ITEMS**: **None**
**COMMITTEE REPORTS**: **None**

**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 7:48 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary