COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting
Wednesday, August 5, 2026

BOARD MEMBERS PRESENT:
Penny Francke – Oakridge
Dave Barrie – Oatlands
Richard Bartsch – Belmont
Fredrik Wallin – Welbourne
Roddy Dean – Morven
Jim Krips - Rokeby

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:
Elizabeth Stulga – Legum & Norman
Austin Moore – American Pool

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

CALL TO ORDER:
Penny Francke called the meeting to order at 6:15 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 contracts, discuss and consider matters involving violations of the Declaration or rules and regulations & discuss and consider the personal liability of members of the Association as permitted by the Virginia Property Owners' Association Act.** Richard Bartsch seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:15 PM.
No vote, motion or other action was taken in Executive Session. The Board exited Executive Session and reconvened in open session at 7:01 PM.

APPROVAL OF THE AGENDA:
Jim Krips **moved that the Board of Directors approve the agenda as written**. Roddy Dean 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 the minutes of the Board of Directors Meeting July 22, 2026 with the discussed correction.** Richard Bartsch seconded the motion. Belmont, Morven, Oakridge & Welbourne voted for the motion. Oatlands voted against the motion. Rokeby abstained from the motion. Motion carried.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Guest was in attendance: Art Rodriguez. Items Discussed: Electric scooters on sidewalks

GENERAL BUSINESS:

A. OLD BUSINESS:
- Discussion: furniture and boxes in CountrySide Proprietary office and pricing for Iron Mountain

Iron Mountain
Fredrik Wallin **moved to revisit the Iron Mountain discussion and defer action until multiple bids are received**. Roddy Dean seconded the motion. Motion carried unanimously.

Office Furniture
Jim Krips **moved that the Board of Directors approve the purchase of the discussed office furniture at a price NTE $1,100.00**. Fredrik Wallin seconded the motion. Motion carried unanimously.

- Discussion: IT Contract

IT Contract Discussion
Richard Bartsch **moved to approve open discussion of the IT Contracts with the purpose of choosing a vendor**. Roddy Dean seconded the motion. Motion carried unanimously.

IT Services Contract
Roddy Dean **moved that the Board of Directors adopt Dr. IT services for the coming year effective as soon as setup at a cost of $149 per PC per month**. Jim Krips seconded the motion. Belmont, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands abstained from the motion. Motion carried.

- Informational: Bus Stop Easement L0013 and L0243
- Informational: HVAC Replacement at Parkway Pool
- Committee Resignations

Committee Resignations
Fredrik Wallin **moved that the Board of Directors approve and uphold the voluntary resignations of the following committee members:**

Christine Lucas – GRNDS
Tres Bassett – FAC
Allison Powell – FIN

Roddy Dean seconded the motion. Motion carried unanimously.

Committee Appointment
Fredrik Wallin **moved that the Board of Directors appoint OJ Salgado as the Morven representative on the Facilities Committee**. Richard Bartsch seconded the motion. Motion carried unanimously.

B. NEW BUSINESS:
- Discussion: Resident Survey

Resident Survey
Fredrik Wallin **moved that the Board of Directors approve the proposed survey contingent upon the changes discussed**. Jim Krips seconded the motion. Belmont, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands abstained from the motion. Motion carried.

- Informational: Boiler Plate Contract
- Informational: White Pine Survey
- Discussion: John Deere Tractor
  Action item: Legum & Norman – Determine how often the tractor is used and what it is used for
- Informational: Resident Handbook

ARCHITECTURAL ITEMS:
- Update: violation letters

FACILITIES:
- Informational: Square Reports

FINANCE: **None**

GROUNDS:

- Update: Abernathy and Spencer / LIRA "Free Tree" Program

COMMUNITY RELATIONS:

- Informational: Back to School Pool Party for August 15th

INFORMATION/DISCUSSION ITEMS:

- Informational: HPR has trees down that will be removed by Advantage
- Informational: Budget Requests / TownSq category

COMMITTEE REPORTS: **None**

MANAGEMENT REPORTS:

- Management update

EXECUTIVE SESSION:

Richard Bartsch **moved that the Board re-enter Executive Session to complete its discussions.** Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors re-entered into Executive Session **to discuss and consider contracts, discuss and consider matters involving violations of the Declaration or rules and regulations & discuss and consider the personal liability of members of the Association** at 8:47 PM.
No vote, motion or other action was taken in Executive Session. The Board exited Executive Session and reconvened in open session at 9:43 PM.

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Richard Bartsch seconded the motion. Motion carried unanimously. The meeting adjourned at 9:45 PM.

Respectfully Submitted,

Ally Koehler

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Ally Koehler – Recording Secretary