COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting
Wednesday, July 22, 2026

BOARD MEMBERS PRESENT:	Penny Francke – Oakridge Dave Barrie – Oatlands Richard Bartsch – Belmont Fredrik Wallin – Welbourne Roddy Dean - Morven
BOARD MEMBERS ABSENT:	Jim Krips - Rokeby
OTHERS PRESENT:	Elizabeth Stulga – Legum & Norman **Open Session Only* Ally Koehler – Legum & Norman

CALL TO ORDER:

Penny Francke called the meeting to order at 6:02 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 consult legal counsel and 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 6:03 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 6:52 PM.

APPROVAL OF THE AGENDA:

Fredrik Wallin **moved that the Board of Directors approve the agenda as written**. Richard Bartsch 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 July 1, 2026.** Roddy Dean seconded the motion. Belmont, Oakridge, Oatlands & Welbourne voted for the motion. Morven abstained from the motion. Motion carried.

RATIFICATION OF ITEMS OUTSIDE OF A MEETING:

Lindenwood Pump

Richard Bartsch **moved that the Board of Directors ratify the unanimous e-vote to approve the replacement of the main pool pump in Lindenwood Pool at $14,400.00.** Roddy Dean seconded the motion. Motion carried unanimously.

Juniper Bushes

Fredrik Wallin **moved that the Board of Directors ratify the unanimous e-vote to approve the removal of the Junipers at the entrance of Whittingham Circle at $8,132.50.** Richard Bartsch seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Guest was in attendance: Robert Ford. *Gaga ball discussed in Facilities portion of the meeting.*

GENERAL BUSINESS:

A. OLD BUSINESS:

- Discussion: furniture and boxes in CountrySide Proprietary office
  Action item: Legum & Norman to get quotes on getting the boxed records scanned by an outside service and present at August 5th Board of Directors meeting

B. NEW BUSINESS:

- Informational: bus stop easement L0015
- Informational: survey – frequency of trash collection; pool management company feedback

ARCHITECTURAL ITEMS:

- Update: DRC/NAC procedures for resale inspection applications or violations
- Update: violation letters

FACILITIES:

Gaga Ball

Fredrik Wallin **moved that the Board of Directors approve the construction and placement of a Gaga Ball pit by a community member for an Eagle Scout project. Cost of $0.** Dave Barrie seconded the motion. Morven, Oakridge, Oatlands & Welbourne voted for the motion. Belmont voted against the motion. Motion carried.

HVAC

Roddy Dean **moved that the Board of Directors replace the HVAC system at Parkway Pool with the Lennox system proposed by Meade's Heating and Air, for a cost NTE $19,000.00.** Richard Bartsch seconded the motion. A friendly amendment was suggested, accepted & seconded **to include the additional requirement that service contracts are acquired for both systems at Parkway Pool at an excluded cost**. Motion carried unanimously.

- Informational: Square reports

FINANCE:

- Informational: Finance Committee asking for RFP for audit for Engagement Letters for 2026 with two one-year extensions

Payment Plan Form

Roddy Dean **moved that the Board of Directors approve, effective July 1, 2026, the proposed payment plan form with a revision date of July 1, 2026 written on the bottom of the form.** Richard Bartsch seconded the motion. Motion carried unanimously.

GROUNDS:

Grounds Committee Chair

Fredrik Wallin **moved that the Board of Directors appoint Penny Francke as the Grounds Chair, contingent upon her resignation as Facilities Chair**. Richard Bartsch seconded the motion. Motion carried unanimously.

Facilities Committee Chair

Fredrik Wallin **moved that the Board of Directors appoint Richard Bartsch as the Facilities Chair**. Roddy Dean seconded the motion. Motion carried unanimously.

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

COMMUNITY RELATIONS:

Fall Fest
Fredrik Wallin **moved that the Board of Directors choose Talk of the Town as the main vendor/provider for Fall Fest at a cost NTE $12,500**. Richard Bartsch seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:
- Supervisor Briskman's Town Hall June 24, 2026 highlights

COMMITTEE REPORTS:

FIN	June 16, 2026 Minutes
FAC	June 11, 2026 Minutes
HPR	March 11, 2026 Minutes & May 13, 2026 Minutes
GRNDS	June 17, 2026 Minutes

MANAGEMENT REPORTS:
- Management update

ADJOURN:
Richard Bartsch **moved to adjourn the meeting.** Roddy Dean seconded the motion. Motion carried unanimously. The meeting adjourned at 9:11 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary