

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Zoom Remote Meeting
Wednesday, August 26, 2026

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Richard Bartsch - Belmont

OTHERS PRESENT:

Elizabeth Stulga – Legum & Norman

**Open Session Only*

Ally Koehler – Legum & Norman

CALL TO ORDER:

Penny Francke called the meeting to order at 6:07 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 as permitted by the Virginia Property Owners' Association Act.** Dave Barrie seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:08 PM.

No vote, motion or other action was taken in Executive Session. The Board exited Executive Session and reconvened in open session at 7:03 PM.

APPROVAL OF THE AGENDA:

Fredrik Wallin **moved that the Board of Directors approve the agenda as written.** Jim Krips seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:

Fredrik Wallin **moved that the Board of Directors approve the minutes of the Board of Directors Meeting August 5, 2026 as written.** Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 1 Guest was in attendance: Art Rodriguez. Items Discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS:

Computers for the Office

Fredrik Wallin **moved to defer this discussion to the September 2, 2026 Board of Directors meeting.** Jim Krips seconded the motion. Motion carried unanimously.

DRC Resignation

Fredrik Wallin **moved that the Board of Directors acknowledge and uphold the voluntary resignation of Will Vigil from the Design Review Committee.** Roddy Dean seconded the motion. Motion carried unanimously.

- Direct Debit Issues: Credit from Legum & Norman; billing for future sign-ups to be billed to Homeowner

B. NEW BUSINESS:

Revision of Boiler Plate Template

Fredrik Wallin **moved to approve the revised version of the Contract Template.** Roddy Dean seconded the motion. Motion carried unanimously

- Resident Survey results as of August 26, 2026
- Annual Meeting – Elections Committee

ARCHITECTURAL ITEMS:

- Update on Violations Letters/Current Violations Report

FACILITIES:

- Square Reports
- Doggie Swim Day is September 12, 2026

FINANCE: None

GROUNDS:

- HorsePen Run trees that were down have been addressed by Advantage during one of their tree days

COMMUNITY RELATIONS:

- Back to School Pool Party was August 15, 2026

INFORMATION/DISCUSSION ITEMS:

- Budget Requests/TownSq Category
- 2027 Community Guidelines
- Large Scale Communities Alliance

COMMITTEE REPORTS:

FIN	No quorum on August 18, 2026
FAC	Minutes July 9, 2026
DRC	Minutes July 27, 2026
HPR	Minutes July 8, 2026
GRNDS	Minutes July 15, 2026

MANAGEMENT REPORTS:

- Management update

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 8:30 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary