COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting
Wednesday, September 23, 2026

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

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Elizabeth Stulga – Legum & Norman

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

CALL TO ORDER:
Penny Francke called the meeting to order at 6:33 PM.

EXECUTIVE SESSION:
Richard Bartsch 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 as permitted by the Virginia Property Owners' Association Act.** Roddy Dean seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:34 PM.
No vote, motion or other action was taken in Executive Session. The Board exited Executive Session and reconvened in open session at 7:00 PM.

APPROVAL OF THE AGENDA:
Fredrik Wallin **moved that the Board of Directors approve the agenda as written**. Richard Bartsch 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 September 2, 2026 as written.** Richard Bartsch seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: None

GENERAL BUSINESS:

A. OLD BUSINESS:
- Laptops have been purchased for the office
- Signed one-year contract with IT Doctor and set up new Grounds & Facilities Manager
- Pool RFP is complete and has been sent to vendors

B. NEW BUSINESS:

Election Committee
Fredrik Wallin **moved to appoint the following individuals to the Election Committee for the 2027 Board of Directors election: Al Zangrelli, Pat Baur, Janet Callum, Diane Blunt & Jeff Kretsch.** Richard Bartsch seconded the motion. Motion carried unanimously.

Voting Platform for Election

Fredrik Wallin **moved to use the EZ-vote voting platform for the 2027 Board of Directors election.** Richard Bartsch seconded the motion. Belmont, Morven, Oakridge, Rokeby & Welbourne voted for the motion. Oatlands voted against the motion. Motion carried.

Resolution 48

Fredrik Wallin **moved that the Board of Directors approve the 18th of September 2026 revision to Resolution 48 and direct the President and Secretary to proceed with the next steps per Resolution 125.** Richard Bartsch seconded the motion. A friendly amendment was suggested to add **contingent upon the addition of language by legal counsel requiring the managing agent to notify the board as soon as practical of such emergency.** The friendly amendment was accepted and seconded. Motion carried unanimously.

- New Grounds & Facilities Manager has started

ARCHITECTURAL ITEMS:

- Update on Violations Letters/Current Violations Report

FACILITIES:

- Doggie Swim Day on September 12, 2026 was a hit
- Pools are getting ready for winterization

FINANCE:

- Ted Hart attended the Finance Committee meeting September 15, 2026
- Financials for August
- Dates for Budget Meetings
- Budget Suggestions – due October 2, 2026

Draft Audit

Roddy Dean **moved to approve the 2025 draft audit as unanimously recommended by the Finance Committee.** Fredrik Wallin seconded the motion. Motion carried unanimously.

GROUNDS:

- Tree placement for the LIRA free trees
- Grounds Budget requests

COMMUNITY RELATIONS:

- Fall Fest update – Information table will include: volunteer opportunities, Stream Restoration Project, CountrySide Road Diet, Resident handbook, LIRA trees, office furniture to remove

INFORMATION/DISCUSSION ITEMS:

- Shooting incident in CountrySide – by Lindenwood Pool August 26, 2026

COMMITTEE REPORTS:

FIN	Minutes July 21, 2026
FAC	Minutes August 13, 2026
HPR	Minutes August 12, 2026
GRNDS	Minutes August 19, 2026

MANAGEMENT REPORTS:

- Management update

ADJOURN:

Roddy Dean **moved to adjourn the meeting.** Richard Bartsch seconded the motion. Motion carried unanimously. The meeting adjourned at 8:41 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary