COUNTRYSIDE PROPRIETARY
FINANCE COMMITTEE MEETING
Zoom Remote Meeting
Tuesday, October 20, 2026

Members Present: Roddy Dean, Chair
Matt Miller – Belmont
Jeff Kretsch - Oakridge
Dave Barrie – Oatlands

Members Absent: Bob Griesbach - Welbourne
Ash Dean - Rokeby

Others in Attendance: Elizabeth Stulga – Legum & Norman

CALL TO ORDER:
Roddy Dean called the meeting to order at 7:03 PM.

APPROVAL OF AGENDA:
Matt Miller **moved to approve the agenda as written.** Jeff Kretsch seconded the motion. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:
Jeff Kretsch **moved to approve as written the minutes of the September 15, 2026 Finance Committee Meeting.** Matt Miller seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 0 residents were in attendance

OLD BUSINESS:
- Ratification of items outside a Meeting: Approval of Payment Plan #2904418
- Invested $300,000 in Ladder

REVIEW FINANCIAL REPORTS:
- September Financials

REVIEW SEPTEMBER BANK RECONCILIATIONS

Investment
Matt Miller **moved to approve moving $50,000 of General Reserves and $50,000 of Townhome Reserves from the cash balances into two separate 6-month CD's at the then-going rate**. Jeff Kretsch seconded the motion. Motion carried unanimously.

- Audit finalized

NEW BUSINESS:
- Review bids for Audit for 2026 (2027 & 2028) **deferred to November meeting*

Whiteford Taylor Bid
Jeff Kretsch **moved to accept the proposal from Whiteford Taylor for Collections**. Matt Miller seconded the motion. Belmont & Oakridge voted for the motion. Oatlands voted against the motion. The Finance Committee Chair abstained from the motion. Motion carried.

Pipestem Increase
Matt Miller **moved to increase the pipestem assessment amounts by 5% and reduce the decimal places in the calculation down to 4 decimal places**. Jeff Kretsch seconded the motion. Motion carried unanimously.

AGING REPORT AND PAST DUE LIST:

- Status of accounts with Attorney Sardo

ITEMS OF INTEREST TO THE NAC:

OTHER BUSINESS AND ITEMS FROM THE CHAIR:

ADJOURN:

Matt Miller **moved to adjourn the meeting**. Jeff Kretsch seconded the motion. With no opposition, the meeting was adjourned at 8:18 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary