COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Zoom Remote Meeting
Wednesday, October 28, 2026

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

BOARD MEMBERS ABSENT: Jim Krips - Rokeby

OTHERS PRESENT: Elizabeth Stulga – Legum & Norman
Ally Koehler – Legum & Norman

CALL TO ORDER:
Penny Francke called the meeting to order at 6:38 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.** Richard Bartsch seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:39 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. Motion carried unanimously.

APPROVAL OF MEETING MINUTES:
Fredrik Wallin **moved that the Board of Directors approve the minutes of the Board of Directors Meeting October 7, 2026 as written.** Richard Bartsch seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: There was 1 resident in attendance: Jen Eberly. Items discussed: None

GENERAL BUSINESS:

A. OLD BUSINESS:
- RFP Pools and Trash have been reviewed by the Committees

B. NEW BUSINESS:

Landscaping Services 2027
Fredrik Wallin **moved that the Board of Directors exercise the third-year contract option in the Landscaping Services Agreement with Advantage Landscape in the amount of $249,393. The option period will be January 1, 2027 through December 31, 2027. All other provisions of the agreement will remain in full force and effect. Costs to be applied to GL 6100. The Grounds Committee unanimously recommended approval**. Roddy Dean seconded the motion. Motion carried unanimously.

Tree Services 2027
Fredrik Wallin **moved that the Board of Directors exercise the third-year contract option of the Tree Services Agreement with Advantage Landscape. The option period will be January 1, 2027 through December 31, 2027. All other provisions of the agreement will remain in full force and**

effect. Daily rate as of $2495 to be applied to GL 6160. The Grounds Committee unanimously recommends approval. Roddy Dean seconded the motion. Motion carried unanimously.

Snow Removal Services 2027
Fredrik Wallin **moved that the Board of Directors exercise the third-year contract option in the Snow Removal Services Agreement with Advantage Landscape. The option period will be January 1, 2027 through December 31, 2027. All other provisions of the agreement will remain in full force and effect. Hourly rates as established in the contract to be applied to GL 6442 and GL 6740 (trails). The Grounds Committee unanimously recommended approval**. Roddy Dean seconded the motion. Motion carried unanimously.

Pond Maintenance 2027
Fredrik Wallin **moved that the Board of Directors award the 2027 Pond Maintenance contract to Aquatic Environment Consultants for services between April and November, for a total cost NTE $6440. Cost to be applied to GL 6418. The Grounds Committee unanimously recommended approval**. Richard Bartsch seconded the motion. Motion carried unanimously.

Pool Maintenance 2027
Richard Bartsch **moved that the Board of Directors award the 2027 Pool Maintenance contract to American Pool, at the proposed price of $297,531. Cost to be applied to GL 6438. Consensus to renew with American Pool was reached by the Facilities Committee**. Roddy Dean seconded the motion. Motion carried unanimously.

Trash Services 2027
Fredrik Wallin **moved that the Board of Directors award the Trash, Recycle and Yard Waste Agreement to Republic Services at the agreed cost NTE $866,829, in addition to any tipping fees imposed by Loudoun County. Cost to be applied to SF - GL 6035 and TH - GL 6075. The Grounds Committee recommended approval (4-1)**. Richard Bartsch seconded the motion. Motion carried unanimously.

2027 Pipestem Resolution
Roddy Dean **moved that the Board of Directors adopt the 2027 Common Driveway Assessment, Resolution #292, as written. The Finance Committee voted unanimously to recommend approval**. Fredrik Wallin seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:
- Update on Violation Letters

FACILITIES: **None**

FINANCE:
- Financials for September

Collections Attorney
Roddy Dean **moved that the Board of Directors approve the replacement of current Collections Attorney Laura Sardo with Whiteford, Taylor & Preston, LLP, as the Association's Collections Attorney, upon Laura's retirement in November**. Richard Bartsch seconded the motion. Motion carried unanimously.

Property #8144092
Roddy Dean **moved that the Board of Directors approve the write-off of the pre-petition debt associated with property #8144092 in its entirety, pre-petition.** Richard Bartsch seconded the motion. Motion carried unanimously.

GROUNDS:
- Update on tree placement for the free trees

COMMUNITY RELATIONS: **None**

INFORMATION/DISCUSSION ITEMS:

Board Meeting to be scheduled for immediately after the Annual Meeting on December 14th with the following agenda items:

Appoint 4 members of the 2027 Board by acclimation
Vote on the assignment of surplus owner equity to 2027 Budget
Allow public comment on Resolution 48, and in the absence of objections, vote on final approval of Resolution 48, to be effective January 1, 2027

COMMITTEE REPORTS:

FIN	Minutes September 15, 2026
FAC	Minutes September 10, 2026
GRNDS	Minutes September 16, 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 7:56 PM.

Respectfully Submitted,

Ally Koehler

Ally Koehler – Recording Secretary