

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
PARKWAY MEETING ROOM
6 Pidgeon Hill Drive
Suite 120
Sterling, Virginia 20165
Wednesday January 7, 2015

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Bob King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne
Jennifer Cochran - Rokeby

BOARD MEMBERS ABSENT: Jeff Kretsch

OTHERS PRESENT: Donna Cooper – PMP
Ed Thomas – PMP

RESIDENT PARTICIPATION/GUESTS

None present

CALL TO ORDER:
Ed Thomas called the meeting to order at 7:03 PM.

ELECTION OF OFFICERS:
Robert King moved that the Board of Directors elect Dave Barrie as the President of the CountrySide Proprietary Board of Directors for 2015. Mike Watjen seconded the motion. Motion passed unanimously.

The meeting was then turned over to Dave Barrie, President Elect, to conduct the remainder of the meeting.

Mike Watjen moved that the Board of Directors elect Jennifer Cochran as the Vice President of the CountrySide Proprietary Board of Directors for 2015. Jay Vergel seconded the motion. Motion passed unanimously.

Mike Watjen moved that the Board of Directors elect Jeff Kretsch as the Secretary of the CountrySide Proprietary Board of Directors for 2015. Jay Vergel seconded the motion. Motion passed unanimously.

Mike Watjen moved that the Board of Directors elect Robert King as the Treasurer of the CountrySide Proprietary Board of Directors for 2015. Jay Vergel seconded the motion. Motion passed unanimously.

ELECTION OF COMMITTEE CHAIRPERSONS/LIAISONS:
Robert King moved that the Board of Directors elect Dave Barrie as the Chairperson of the CountrySide Proprietary Community Relations Committee for 2015. Jennifer Cochran seconded the motion. Motion passed unanimously.

Robert King **moved that the Board of Directors elect Mike Watjen as the Design Review Committee Liaison to the CountrySide Proprietary Board of Directors for 2015.** Jay Vergel seconded the motion. Motion passed unanimously.

Jennifer Cochran **moved that the Board of Directors elect Dave Barrie as the Chairperson of the CountrySide Proprietary Facilities Committee for 2015.** Robert King seconded the motion. Motion passed unanimously.

Jennifer Cochran **moved that the Board of Directors elect Robert King as the Chairperson of the CountrySide Proprietary Finance Committee for 2015.** Jay Vergel seconded the motion. Motion passed unanimously.

Robert King **moved that the Board of Directors elect Jennifer Cochran as the Chairperson of the CountrySide Proprietary Grounds Committee for 2015.** Jay Vergel seconded the motion. Motion passed unanimously.

Mike Watjen **moved that the Board of Directors elect Jeff Kretsch as the Neighborhood Advisory Council Liaison to the CountrySide Proprietary Board of Directors for 2015.** Jay Vergel seconded the motion. Motion passed unanimously.

NEIGHBORHOOD ADVISORY COUNCIL

Jennifer Cochran **moved that the following members be elected to the 2015 Neighborhood Advisory Council (see attached motion). All are residents in good standing.** Mike Watjen seconded the motion. Motion passed unanimously.

DESIGN REVIEW COMMITTEE

Mike Watjen **moved that the Board of Directors appoint the following members to the 2015 Design Review Committee (see attached motion). All are residents in good standing.** Jennifer Cochran seconded the motion. Motion passed unanimously.

RESOLUTION #260 - HORSEPEN RUN ADHOC COMMITTEE - Extend Term

Jennifer Cochran **moved that the Board of Directors adopt Resolution #260, as amended, and attached, to extend the term to December 31, 2015.** Jay Vergel seconded the motion. Motion passed unanimously.

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Mike Watjen seconded the motion. Motion passed unanimously. The meeting adjourned at 7:15 PM.

Respectfully Submitted,

Donna Cooper
Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165

Wednesday, January 28, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jeff Kretsch – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont
Jay Vergel – Foxfield
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Laura Roethlein – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 7, 2015 meeting. Mike Watjen seconded the motion. Motion carried unanimously.

Robert King moved that the Board of Directors approve as written minutes of the Board of Directors Meeting November 5, 2014. Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS – NONE

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

Election to Welbourne NAC for 2015

Jennifer Cochran moved that the Board of Directors elect Allison Powell to serve on the 2015 Neighborhood Advisory Council for Welbourne. Mike Watjen seconded the motion. Motion carried unanimously. Resident present.

Appointment of Chairperson – Horsepen Run Adhoc Committee

Jennifer Cochran moved that the Board of Directors elect David Barrie the Chairperson of the Horsepen Run Adhoc Committee for 2015. Mike Watjen seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

Appeal of DRC Decision – Application #98095-101014

Mike Watjen moved that the Board of Directors overturn the DRC's decision on November 24, 2014 and approved Application #98095-101014, contingent upon the radon remediator be screened with shrubbery by June 1, 2015. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident present.

Appeal of DRC Decision – Application #70430-110614

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on November 24, 2014 and approve Application #70430-110614, contingent upon the radon remediator be screened with shrubbery by June 1, 2015. Robert King seconded the motion. Motion carried unanimously. Resident present.

Appeal of DRC Decision – Application #70084-090214

Mike Watjen moved that the Board of Directors overturn the DRC's decision on November 24, 2014 and approve Application #70084-090214, contingent upon the shed being screened with shrubbery by June 1, 2015. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident present.

Appeal of POA Major Violation – Account #69920

Robert King moved that the Board of Directors overturn the Major Violation cited on the Disclosure Document Packet dated January 8, 2015 for Account #69920, contingent upon the railing being removed or applied for at the time it needs to be replaced. Jeff Kretsch seconded the motion. Motion carried unanimously. Resident present.

Annual Inspection Violation – Account #71717

Jennifer Cochran moved that if corrective action is not taken by April 1, 2015 for 2014 Annual Inspection Violation Account #71717, the Board agrees to exercise "the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by April 1, 2015, our legal counsel may file of injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Robert King seconded the motion. Motion carried 5-1-0. Foxfield opposed. Resident not present.

Major Violations

Robert King moved that if corrective action is not taken by February 20, 2015 for Major Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by March 6, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcements of Governing Documents. Jennifer Cochran seconded the motion. Motion carried unanimously. No residents present.

Minor Violations

Jennifer Cochran moved that if corrective action is not taken by February 13, 2015 for Minor Violation: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with

the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Mike Watjen seconded the motion. Motion carried unanimously. No residents present.

FACILITIES

Tractor Purchase - Affirmation

Robert King moved that the Board of Directors accept the bid from Carlyle and Anderson, Inc. for the purchase of a new John Deere Model 1025R sub compact tractor with Loader, Snowplow, and Rotary Mower for a cost not to exceed \$19,000.00. The cost will be applied as follows: \$1,500.00 from GL 6150 (HPR) and the remainder from GL 6158 (Tractor). Jennifer Cochran seconded the motion. Motion carried unanimously.

FINANCE

Standard Payment Plan – Account #70250

Robert King moved that the Board of Directors approve the attached payment plan for account #70250. This is a standard payment plan. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident not present.

Common Driveway Assessment –Resolution #273 Affirmation

Robert King moved that the Board of Directors adopt Resolution #273 – Common Driveway Assessment. Jennifer Cochran seconded the motion. Motion carried unanimously.

Award contract for 2014 Audit – Affirmation

Robert King moved that the Board of Directors approve Malvin Riggins + Co to perform the 2014 Annual Audit and prepare the 2014 annual Tax Returns. The cost shall not exceed \$6,750 and will be applied to GL 5200. Jennifer Cochran seconded the motion. Motion carried unanimously.

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

NAC & DRC “Deferred to Board” ruling for use of common ground applications

The Board of Directors discussed deferring use of common ground applications by NAC & DRC. The Board discussed the governing documents and determined that NAC & DRC are unable to make a "deferred" ruling. Mike Watjen and Lisa Marnet will work together to add language in the existing DRC application.

DRC response – “Self Help” to correct outstanding compliance request

The Board of Directors discussed Annual Inspection and Major violation request regarding power washing concrete. This may need to be revisited due to common areas concrete issues.

Encroachment of townhouse fencing in Foxfield

The Board of Directors discussed an 8' fencing encroachment on common area in Foxfield. The Board directed PMP to order a survey to determine the effected common area.

Encroachment- Foxfield

Jennifer Cochran moved that the Board of Directors directed PMP to order a survey of the common area parcel for the effected properties 15,19,21,23,25,27,29,31,and 33 Devon Court and to access the encroachments. Robert King second the motion. Motion carried unanimously. No residents present.

COMMITTEE REPORTS

DRC	October 27, 2014
DRC	November 24, 2014
FAC	November 13, 2014
FIN	November 18, 2014

GRNDS
HPRN
NAC
NAC

November 19, 2014
November 17, 2014
October 14, 2014
November 11, 2014

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 8:41 PM.

Respectfully Submitted,

Laura Roethlein – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, February 4, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jeff Kretsch – Oakridge
Robert King – Belmont
Jay Vergel – Foxfield

BOARD MEMBERS ABSENT:

Jennifer Cochran – Rokeby
Mike Watjen – Welbourne

OTHERS PRESENT:

Donna Cooper – PMP
Laura Roethlein – PMP
Aimee Round – PMP
Ed Thomas – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Robert King moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting January 28, 2015 meeting. Jeff Kretsch seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS One resident spoke regarding vehicle.

GENERAL BUSINESS:

- A. OLD BUSINESS – NONE
- B. NEW BUSINESS

Appointment to Horsepen Run Adhoc Committee

Jeff Kretsch moved that the Board of Directors appoint the following members/residents to serve on the Horsepen Run Adhoc Committee: Linda Sieh – Foxfield, Rob Heckman – Morven, Diane Stepro – Oatlands, Debi Holbrook – Foxfield, Carlos Garcia – Foxfield, Allison Gallo – Belmont, David Barrie – Oatland, Jen Cochran – Rokeby, Susan Becelia – Belmont, Benu Bhargava – Belmont, Jeff Kretsch – Oakridge, Jess Shoemaker – Morven. All are in good standing. Jay Vergel seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS – NONE

FACILITIES – NONE

FINANCE

Standard Payment Plan Request Account #69447

Robert King moved that the Board of Directors approve the attached payment plan for account #69447. This is a Standard Payment Plan. Jay Vergel seconded the motion. Motion carried unanimously. Resident not present.

Standard Payment Plan Request Account #70252

Robert King moved that the Board of Directors approve the attached payment plan for account #70252. This is a Standard Payment Plan. Jay Vergel seconded the motion. Motion carried unanimously. Resident not present

Write Off

Robert King moved that the Board of Directors authorize the Treasurer to write off balances on accounts that owe under \$5.00. Jay Vergel seconded the motion. Motion carried unanimously.

Investment of General Reserve Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing General Reserve Alley Bank Midvale CD in the approximate amount of \$200,000 into a CD at Zions Direct for up to one year at the best available rate. Jay Vergel seconded the motion. Motion carried unanimously.

Investment of Operating Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing GE Capital Bank CD held at Fidelity in the approximate amount of \$184,000 into a CD at Fidelity for up to one year at the best available rate. Jay Vergel seconded the motion. Motion carried unanimously.

Investment of General Reserve Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing General Reserve American Express Centrn CD in the approximate amount of \$100,000 into a CD at Zions Direct for up to one year at the best available rate. Jeff Kretsch seconded the motion. Motion carried unanimously.

Investment of Townhouse Reserve

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing Townhouse Reserve Barclays Bank CD in the approximate amount of \$161,000 into a CD at Vanguard for up to one year at the best available rate. Jeff Kretsch seconded the motion. Motion carried unanimously.

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

Thank you Note from the Waves

The Board of Directors viewed the Thank you Note from the Waves.

Response from Zoning

The Board of Directors reviewed the email from Loudoun County Department of Planning and Zoning, in regards to the 1972 Loudoun County Zoning District.

Reserve Study Proposal

The Board of Directors reviewed the cost and amounts of the proposal for an updated reserve study.

Request- Previous Homeowner

The Board of Directors discussed and deferred an action regarding a previous homeowner who wants to pay a portion of their judgment.

DRC Application Modification

The Board of Directors reviewed the proposed update to the DRC architectural application form which would reflect adding a "recommendation box" to the DRC ruling section.

COMMITTEE REPORTS

FIN

January 27, 2015

MANAGEMENT REPORTS

**Management Report
Project List**

ADJOURN:

Robert King **moved to adjourn the meeting.** Jay Vergel seconded the motion. Motion carried unanimously. The meeting adjourned at 7:27 PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, February 25, 2015

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Jeff Kretsch – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont

BOARD MEMBERS ABSENT: Jay Vergel – Foxfield
Mike Watjen – Welbourne

OTHERS PRESENT: Donna Cooper – PMP
Lisa Marnet – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:03 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 4, 2015. Robert King seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS – NONE

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

Replacement Reserve Fund

Robert King moved that the Board of Directors accept the proposal from Mason & Mason Capital Reserve Analysts, Inc. to perform a Replacement Reserve Fund Plan for the CountrySide Proprietary. The cost shall not exceed \$11,000 and to be charged to GL 5235. Jennifer Cochran seconded the motion. Motion carried unanimously.

Request for Use of Common Ground - Welbourne

Jennifer Cochran moved that the Board of Directors approve the request for use of common ground as requested and described in Applications #71746-020215, #69851-020215, and #69583-020215. Jeff Kretsch seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS

Appeal of DRC Decision – Application #98403-010215

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on January 26, 2015 and approve Application #98403-010215, contingent upon when the door needs to be replaced, that it is done so within the guidelines. Robert King seconded the motion. Motion carried unanimously. Resident present.

Appeal of DRC Decision – Application #70259-112614

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on January 26, 2015 and approve Application #70259-112614, contingent upon when the door needs to be replaced, that it is done so within the guidelines. Jeff Kretsch seconded the motion. Motion carried unanimously. Resident present.

Appeal of DRC Decision – Application #70620-120514

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on January 26, 2015 and approve Application #70620-120514, contingent upon when the door needs to be replaced, that it is done so within the guidelines. Jeff Kretsch seconded the motion. Motion carried unanimously. Resident present.

Major Violations

Jennifer Cochran moved that if corrective action is not taken by March 13, 2015 for Major Violation: (see attached list) the Board may exercise the rights “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by March 27, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcements of Governing Documents. Robert King seconded the motion. Motion carried unanimously. No residents present.

Minor Violations

Robert King moved that if corrective action is not taken by March 6, 2015 for Minor Violation: (see attached list) the Board agrees to exercise “the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and and regulations of the association” in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried unanimously. No residents present.

FACILITIES

All Tennis Courts Crack Repair and Color Coating

Jeff Kretsch moved that the Board of Directors accept the bid from American Tennis Courts to repair cracks and color coat all three tennis courts for a cost not to exceed \$45,000.00. The cost will be applied to GL 9866, GL9867 and GL9868. Jennifer Cochran seconded the motion. Motion carried unanimously.

2015 Pool Rules and Regulations

Jennifer Cochran moved that the Board of Directors approve the revisions and adopt the 2015 Pool Rules and Regulations as attached. Jeff Kretsch seconded the motion. Motion carried unanimously.

Parkway Meeting Room License Agreement and Procedures, Rules and Regulations

Jennifer Cochran moved that the Board of Directors approve the revisions and adopt the 2015 Parkway Meeting Room License Agreement and Procedures, Rules and Regulations as attached. Jeff Kretsch seconded the motion. Motion carried unanimously.

FINANCE -NONE

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

Policy – Vehicle Parking in Townhouse Communit

The Board of Directors discussed a residents request to park a commercial vehicle in their assigned parking spot. However based on Resolution #234 commercial vehicles are not permitted to park within the community.

Request- River Bend Middle School

The Board of Directors discussed the request from River Bend Middle School in regards to building an outdoor classroom with tree stumps provided by PMP.

Encroachment of Townhouse Fencing in Foxfield - UPDATE

The Board of Directors discussed an 8' fencing encroachment on common area in Foxfield. PMP reviewed property plats and there are permanent personal easements on the effected properties: 15,19, 21, 23, 25, 27, 29, 31, and 33 Devon Court.

COMMITTEE REPORTS

CRC	February 5, 2015
DRC	January 26, 2015
FAC	February 12, 2015
FIN	February 17, 2015
HPRN	February 11, 2015
NAC	January 20, 2015

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

EXECUTIVE SESSION:

Jennifer Cochran **moved to convene in Executive Session at 7:42 PM.** Robert King seconded the motion. Motion carried unanimously.

Robert King **moved to reconvene in Open Session at 7:59 PM.** Jennifer Cochran seconded the motion. Motion carried unanimously.

The Board of Directors discussed a previous complaint.

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 8:00 PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, March 4, 2015

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Jeff Kretsch – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT: Jay Vergel – Foxfield

OTHERS PRESENT: Donna Cooper – PMP
Lisa Marnet – PMP
Aimee Round – PMP
Ed Thomas – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:03 PM.

APPROVAL OF MEETING MINUTES

Robert King moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 25, 2015. Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Resident was present to discuss parking his taxi in his driveway. Resident stated that he will cover the taxi with a cover that is the same color as vehicle.

Deputy Johnson was present to report parking situations in CountrySide and to answer questions from the Board of Directors.

GENERAL BUSINESS:

A. OLD BUSINESS

Request- Account #71656

Robert King moved that the Board of Directors accept \$1,000.00 in exchange for partial release of the judgment for account #71656 contingent upon additional payment of all legal fees associated with the partial release. Jennifer Cochran seconded the motion. Motion carried unanimously.

2015 Budget Request – CountrySide Canoe & Kayak Club

This motion was moved to Information/Discussion Items. Resident was present.

B. NEW BUSINESS

DRC Application Modification

Mike Watjen moved that the Board of Directors approve the DRC Application modification as attached. Jeff Kretsch seconded the motion. Motion carried unanimously.

Receipt of Application form letter for “Use of Common Ground”

Mike Watjen moved that the Board of Directors approve the attached “Receipt of Application” form letter for “Use of Common Ground” application. Jeff Kretsch seconded the motion. Motion carried unanimously.

Receipt of Application From letter for non-conforming applications

Motion was tabled to March 25, 2015.

ARCHITECTURAL ITEMS

Minor Violations

Robert King moved that if corrective action is not taken by March 13, 2015 for Minor Violation: (see attached list) the Board agrees to exercise “the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried unanimously. No residents present.

FACILITIES -NONE

FINANCE -NONE

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

Minor Violations – “Self Help” action

The Board of Directors discussed properties in violation involving personal property within the property boundaries.

CountrySide Canoe/Kayak Club

The Board of Directors discussed the idea of the CountrySide Canoe/Kayak Club and decided that it would not be funded.

COMMITTEE REPORTS

GRNDS

February 18, 2015

MANAGEMENT REPORTS

**Management Report
Project List**

EXECUTIVE SESSION:

Robert King moved to convene in Executive Session at 8:12 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

Jennifer Cochran moved to reconvene in Open Session at 8:22 PM. Jeff Kretsch seconded the motion. Motion carried unanimously.

The Board of Directors discussed pending legal cases.

ADJOURN:

Robert King **moved to adjourn the meeting.** Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:30 PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165

Wednesday, March 25, 2015

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Jeff Kretsch – Oakridge
Jennifer Cochran – Rokeby
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT: Jay Vergel – Foxfield

OTHERS PRESENT: Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:01 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting March 4, 2015.** Jeff Kretsch seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Johnson was present to report parking situations in CountrySide and to answer questions from the Board of Directors.

Supervisor Volpe was present to discuss VDOT's repaving plans. She also discussed possible renovations at Potomac Falls High School.

GENERAL BUSINESS:

A. OLD BUSINESS – NONE

B. NEW BUSINESS

Horsepen Run Stream Buffer Planting Project

Jeff Kretsch **moved that the Board of Directors approve expenditures of an amount not to exceed \$6,000.00 to purchase and install plant material as outlined on the attached LSWCD application.** Jennifer Cochran seconded the motion. Motion carried 5-1-0. Rokeby opposed.

ARCHITECTURAL ITEMS –NONE

FACILITIES

Cromwell Pool Slide Replacement

Robert King **moved that the Board of Directors accept the bid from Miracle Recreation Equipment Company to replace the Cromwell Pool slide for an amount not to exceed \$14,000. The cost will be applied to GL 9571.** Jennifer Cochran seconded the motion. Motion carried unanimously.

FINANCE -NONE

GROUNDS – NONE

INFORMATION/DISCUSSION ITEMS

Drainage on Southall Court

The Board of Directors discussed the drainage under the road on Southall Court. PMP will be requesting bids because of the high cost of this project. The Board of Directors also discussed having Miss Utility come out to ensure there are no conflicts with the project.

COMMITTEE REPORTS

CRC	March 9, 2015
DRC	February 23, 2015
FAC	March 12, 2015
GRND	March 18, 2015
HPRN	March 11, 2015
NAC	February 10, 2015

MANAGEMENT REPORTS

Management Report
Project List

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 7:58 PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, April 1, 2015

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Robert King – Belmont
Mike Watjen – Welbourne
Jay Vergel – Foxfield

BOARD MEMBERS ABSENT: Jeff Kretsch – Oakridge

OTHERS PRESENT: Donna Cooper – PMP
Lisa Marnet – PMP
Aimee Round – PMP
Ed Thomas - PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Robert King moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting March 25, 2015. Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS -NONE

GENERAL BUSINESS:

A. OLD BUSINESS

Proposed modification to Receipt of Application form letter

Tabled to April 22, 2015

B. NEW BUSINESS

Donation to Potomac Falls High School "Project Graduation"

Jennifer Cochran moved that the Board of Directors donate \$500.00 to Potomac Falls High School for "Project Graduation". Funds will be charged to GL 5315.

Robert King seconded the motion. Motion carried unanimously.

Appeal of DRC Decision Application #71158-012915

Robert King moved that the Board of Directors overturn the DRC's decision on February 23, 2015 and approve application #71158-012915 contingent upon the planting of Leyland Cypress to screen the shed from Lipscomb Court. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident present.

ARCHITECTURAL ITEMS

Minor Violations – No motion required - all abated.

Major Violation – No motion required - all abated.

GROUNDS – NONE

FINANCE

Investment of General Reserve Funds

Robert King moved that the Board authorize the Treasurer to invest funds from the General Reserve Cash Account at Zions Direct in the approximate amount of \$114,000 into a CD at Zions Direct for up to one year at the best available rate. Jennifer Cochran seconded the motion. Motion carried unanimously.

Investment of General Reserve Funds

Robert King moved that the Board authorize the Treasurer to invest funds from Fidelity General Reserve Core Account in the approximate amount of \$132,000 into a CD at Fidelity for up to one year at the best available rate. Jennifer Cochran seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS

Request from Homeowner for Assistance from Proprietary

The Board of Directors discussed with a resident concerns and possible resolutions regarding use of their private lot as a cut-through on Carrolton Road.

ADDITIONAL DISCUSSION ITEMS

Soliciting in CountrySide

The Board of Directors discussed rules and remedies on solicitation issues.

Legal Counsel

David Barrie discussed options pertaining to identifying new legal counsel.

COMMITTEE REPORTS

FIN March 17, 2015

MANAGEMENT REPORTS

**Management Report
Towing Spreadsheet
Project List**

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 8:04 PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, April 22, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Robert King – Belmont
Mike Watjen – Welbourne
Jay Vergel – Foxfield
Jeff Kretsch- Oakridge

OTHERS PRESENT:

Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 1, 2015. Jeff Kretsch seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS -NONE

GENERAL BUSINESS:

A. OLD BUSINESS

Proposed modification to Receipt of Application form letter

Mike Watjen moved that the Board of Directors approve the Receipt of DRC Application form letter as modified and attached based on the changes discussed. Jennifer Cochran seconded the motion. Motion carried unanimously.

B. NEW BUSINESS

Proposed modification to Application Denied letter

Mike Watjen moved that the Board of Directors approve the DRC Application Denied form letter as modified and attached based on the changes discussed. Jennifer Cochran seconded the motion. Motion carried unanimously.

Appointment of Member to serve on 2015 Neighborhood Advisory Council

Robert King moved that Courtney Hasbrouck be appointed to serve on the Oatlands Neighborhood Advisory Council for 2015. Jennifer Cochran seconded the motion. Motion carried unanimously.

Donation to River Bend Middle School "Buy a Brick"

Robert King moved that the Board of Directors donate \$100.00 to River Bend Middle School for the "Buy A Brick: campaign. Funds will be charged to GL 5315. Jay Vergel seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS - NONE

GROUNDS – NONE

FINANCE

Standard Payment Plan Request Account #70365

Robert King **moved that the Board of Directors approve the attached payment plan for account #70365. This is a Standard Payment Plan.** Jennifer Cochran seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS

Legal Counsel

David Barrie discussed options pertaining to identifying new legal counsel.

COMMITTEE REPORTS

CRC	April 16, 2015
FAC	April 9, 2015
GRND	April 15, 2015
HPR	April 15, 2015
NAC	March 10, 2015

MANAGEMENT REPORTS

**Management Report
Project List**

EXECUTIVE SESSION

Robert King **moved to convene in Executive Session at 7:40 PM.** Jennifer Cochran seconded the motion. Motion carried unanimously.

Robert King **moved to reconvene in Open Session at 7:47 PM.** Jennifer Cochran seconded the motion. Motion carried unanimously.

The Board of Directors discussed the option of legal counsel.

Robert King **moved that the Board of Directors retain Lawrence J. McClafferty to continue with the process for the three injunctive relief cases.** Jennifer Cochran seconded the motion. Motion carried unanimously.

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Jay Vergel seconded the motion. Motion carried unanimously. The meeting adjourned at 8:04 PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, May 13, 2015

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Mike Watjen – Welbourne
Jeff Kretsch- Oakridge

BOARD MEMBERS ABSENT: Robert King – Belmont
Jay Vergel – Foxfield

OTHERS PRESENT: Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:01 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting April 22, 2015.** Mike Watjen seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Johnson was present to discuss solicitation in CountrySide and to answer questions from the Board of Directors.

GENERAL BUSINESS:

C. OLD BUSINESS- NONE

D. NEW BUSINESS

2015 Design Review Committee Appoint-Member to represent the Oakridge Neighborhood

Jennifer Cochran **moved that Arthur Libertucci be appointed to represent the Oakridge Community on the Design Review Committee.** Jeff Kretsch seconded the motion. Motion carried unanimously.

ARCHITECTURAL ITEMS:

A. MINOR VIOLATIONS

Jennifer Cochran **moved if corrective action is not taken by May 29, 2015 for MINOR violations: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective May 29, 2015 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).**

The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Jeff Kretsch seconded the motion. Motion carried unanimously. No residents present.

B. ANNUAL VIOLATIONS

Jennifer Cochran moved if corrective action is not completed by August 30, 2015 for **ANNUAL Violation Acct # 71577** the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective August 30, 2015 in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by August 30, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3- Enforcement of Governing Documents. Jeff Kretsch seconded the motion. Motion carried unanimously. Resident was present.

FACILITIES

A. Algonkian Elementary School 5th Grade Graduation Party

Jennifer Cochran moved that the Board of Directors waive the deposit and rental fees and donate the cost of the lifeguards for the Algonkian Elementary School 5th Grade Graduation party. The party is to be held at the Lindenwood Pool on Thursday, June 4, 2015 from 3:00pm to 6:00pm (rain date Wednesday June 10, 2015). The cost of lifeguards will be paid from GL 5315. Mike Watjen seconded the motion. Motion carried unanimously.

B. CountrySide Elementary School 5th Grade Graduation Party

Jennifer Cochran moved that the Board of Directors waive the deposit and rental fees and donate the cost of the lifeguards for the CountrySide Elementary School 5th Grade Graduation party. The party is to be held at the Lindenwood Pool on Monday, June 8, 2015 from 3:00pm to 6:00pm (rain date Thursday June 11, 2015). The cost of lifeguards will be paid from GL 5315. Jeff Kretsch seconded the motion. Motion carried unanimously.

FINANCE – NONE

GROUNDS - NONE

INFORMATION/DISCUSSION ITEMS

Request to attend NAC & Board Meeting

The Board of Directors discussed the attendance of non-CountrySide residents at the NAC and Board meetings and determined that they would be welcome to come and listen, but participation is only allowed by CountrySide residents.

COMMITTEE REPORTS

FIN	April 21, 2015
HPR	May 7, 2015

MANAGEMENT REPORTS

Management Report
Project List

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Jeff Kretsch seconded the motion. Motion carried unanimously. The meeting adjourned at 7:32 PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, May 27, 2015

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Mike Watjen – Welbourne
Jeff Kretsch- Oakridge
Robert King - Belmont

BOARD MEMBERS ABSENT: Jay Vergel – Foxfield

OTHERS PRESENT: Ed Thomas - PMP
Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:01 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 13, 2015.** Jeff Kretsch seconded the motion. Motion carried 4-0-1.

RESIDENTIAL PARTICIPATION/GUESTS

Several residents were present to discuss the suspension of their amenities privileges.

GENERAL BUSINESS:

A. **OLD BUSINESS- NONE**

B. **NEW BUSINESS**

Appointment of Member to serve on 2015 Neighborhood Advisory Council

Robert King **moved that Tonya Lovelace be appointed to serve on the Oatlands Neighborhood Advisory Council for 2015.** Jeff Kretsch seconded the motion. Motion carried unanimously. Resident Present

Removal of 2015 Amenities Privileges

Jennifer Cochran **moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents: “the right of the Association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association.”** The suspensions shall be effective as of May 29, 2015 and shall apply until the following accounts (See attached Spreadsheet) have complied and have no unpaid assessments. Mike Watjen seconded the motion. Motion carried unanimously. Several Residents present.

ARCHITECTURAL ITEMS – NONE

FACILITIES – NONE

FINANCE – NONE

GROUNDS

Paving Consultant Services

Jennifer Cochran **moved that the Board of Directors accept the Gardner and Associates Proposal #3100 to provide consulting services for the asphalt repairs needed on the townhouse streets. The cost shall not exceed \$6,500 and will be applied to GL 9554.** Robert King seconded the motion. Motion carried unanimously.

Southall Drainage Project

Jennifer Cochran **moved that the Board of Directors accept the ValleyCrest Proposal #6065791 to correct the drainage issues at Southall Court. The cost shall not exceed \$24,405 and will be applied to GL 9556.** Robert King seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS – NONE

COMMITTEE REPORTS

CRC – Amended	April 16, 2015
CRC	May 21, 2015
DRC	April 27, 2015
FAC	May 14, 2015
GRND	May 20, 2015
NAC	April 14, 2015

MANAGEMENT REPORTS

Management Report
Project List

EXECUTIVE SESSION

Robert King **moved to convene in Executive Session at 7:27 PM.** Jeff Kretsch seconded the motion. Motion carried unanimously.

Robert King **moved to reconvene in Open Session at 7:45 PM.** Jennifer Cochran seconded the motion. Motion carried unanimously.

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Jeff Kretsch seconded the motion. Motion carried unanimously. The meeting adjourned at 7:46 PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, June 3, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Mike Watjen – Welbourne
Jeff Kretsch- Oakridge
Robert King – Belmont
Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper - PMP
Lisa Marnet – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:01 PM.

APPROVAL OF MEETING MINUTES

Jeff Kretsch moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting May 27, 2015. Robert King seconded the motion. Motion carried 5-0.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Johnson was present to report parking situations in CountrySide and to answer questions from the Board of Directors.

GENERAL BUSINESS:

A. OLD BUSINESS- NONE

B. NEW BUSINESS

2014 Annual Audited Financial Statements Independent Auditors Report

Robert King moved that the Board of Directors accept the 2014 CountrySide Proprietary Annual Audit/ Independent Auditors Report performed by MalvinRiggins+Co. Jennifer Cochran seconded the motion. Motion carried unanimously.

Appeal of Tow Ticket #192319 Dated May 17, 2015

Robert King moved that the Board of Directors uphold the validity of Tow Ticket #192319 dated May 17, 2015. Jennifer Cochran seconded the motion. Motion carried unanimously. Resident present.

ARCHITECTURAL ITEMS

Appeal of DRC Decision Application #91168-040115

Mike Watjen moved that the Board of Directors overturn the DRC's decision on April 27, 2015 and approve application #91168-040115 contingent upon the shed be properly screened with mature plantings and not be visible from neighboring properties and roads. Jennifer Cochran seconded the motion. Motion carried 4-2-0. Belmont and Oakridge opposed.. Resident present.

Appeal of DRC Decision Application #70084-041715

Jennifer Cochran moved that the Board of Directors overturn the DRC's decision on May 18, 2015 and approve application #70084-041715 contingent upon shrubs/trees be planted to screen shed and that the existing shed will be removed when the new shed is installed. Robert King seconded the motion. Motion carried 4-2-0. Welbourne and Oatlands opposed. Resident present.

Appeal of DRC Decision Application #97319-031215

Robert King moved that the Board of Directors overturn the DRC's decision on April 27, 2015 and approve application #97319-031215 contingent upon when door needs to be replaced it will be replaced with a door that conforms to the guidelines. Jennifer Cochran seconded the motion. Motion carried 6-0. Resident not present.

MINOR Violations

Robert King moved that if corrective action is not taken by June 12, 2015 for MINOR violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective June 12, 2015 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried 6-0. No residents present.

FACILITIES – NONE

FINANCE

Standard Payment Plan Request Account #70229

Robert King moved that the Board of Directors approve the attached payment plan for account #70229. This is a standard Payment Plan. Jay Vergel seconded the motion. Motion carried 5-1-0. Otlands opposed. Resident not present.

GROUNDS - NONE

INFORMATION/DISCUSSION ITEMS – NONE

COMMITTEE REPORTS

FIN

May 19, 2015

MANAGEMENT REPORTS

Management Report
Project List

ADJOURN:

Jennifer Cochran moved to adjourn the meeting. Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 8:14PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, June 24, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont

BOARD MEMBERS ABSENT:

Mike Watjen – Welbourne
Jay Vergel – Foxfield

OTHERS PRESENT:

Ed Thomas – PMP
Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 3, 2015. Jeff Kretsch seconded the motion. Motion carried 4-0.

RESIDENTIAL PARTICIPATION/GUESTS

Deputy Johnson was present to report on soliciting, parking, and safety awareness in CountrySide and to answer questions from the Board of Directors.

GENERAL BUSINESS:

A. OLD BUSINESS- NONE

B. NEW BUSINESS- NONE

ARCHITECTURAL ITEMS - NONE

FACILITIES – NONE

FINANCE

Investment of Insurance Reserve CD

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the Compass Bank CD for Insurance Reserve held at Fidelity in the approximate amount of \$25,000 into a CD at Fidelity for up to one year at the best available rate. Jennifer Cochran seconded the motion. Motion carried 4-0.

Investment of Townhouse Reserve Funds

Robert King moved that the Board of Directors authorize the Treasurer to invest funds from the maturing Merrick Bank CD and maturing Goldman Sachs CD held at Vanguard in the approximate combined amount of \$209,000 into a CD at Vanguard for up to eighteen (18) months at the best available rate. Jeff Kretsch seconded the motion. Motion carried 4-0.

GROUNDS - NONE

INFORMATION/DISCUSSION ITEMS

Solicitation Policy

The Board of Directors reviewed CountrySide's legal advice on the no solicitation policy.

Titan Report

The Board of Directors discussed an incident in which a lifeguard was given recognition for rescuing a young patron

CountrySide Elementary School 5th Grade Party

The Board of Directors reviewed a thank you note from the CountrySide Elementary 5th graders and their parents regarding the end of the year pool party.

Resident Request

The Board of Directors discussed the concerns of a resident.

COMMITTEE REPORTS

CRC	June 18, 2015
DRC	May 18, 2015
FAC	June 11, 2015
FIN	June 16, 2015
HRPN	June 10, 2015
NAC	May 12, 2015

MANAGEMENT REPORTS

Management Report
May Financials
Project List

EXECUTIVE SESSION

Jennifer Cochran **moved to convene in Executive Session at 7:28 PM.** Robert King seconded the motion. Motion carried unanimously.

Jennifer Cochran **moved to reconvene in Open Session at 7:35 PM.** Robert King seconded the motion. Motion carried unanimously.

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Jeff Kretsch seconded the motion. Motion carried unanimously. The meeting adjourned at 7:35PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, July 1, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont
Mike Watjen – Welbourne
Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Robert King moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 24, 2015. Jay Vergel seconded the motion. Motion carried 5-0.

RESIDENTIAL PARTICIPATION/GUESTS

GENERAL BUSINESS:

- A. OLD BUSINESS- NONE
- B. NEW BUSINESS- NONE

ARCHITECTURAL ITEMS

Appeal of DRC Decision Application 71614-050115

Robert King moved that the Board of Directors overturn the DRC's decision on May 18, 2015 and approve application #71614-050115 contingent upon the existing fence remains, the existing trees and bushes remain to screen the shed and upon sale of the property, the shed will be removed. Jennifer Cochran seconded the motion. Motion carried 5-1-0. Welbourne opposed. Resident present.

2014 Annual Violations

Robert King moved to grant an extension for the 2014 Annual Violation Account #91778 until September 30, 2015. Jennifer Cochran seconded the motion. Motion carried 6-0. Resident present

2014 Annual Violations

Robert King moved to grant an extension for the 2014 Annual Violation Account #70468 until August 15, 2015. Jennifer Cochran seconded the motion. Motion carried 6-0. Resident present

2014 Annual Violations

Robert King moved if corrective action is not taken care of by July 9, 2015 for 2014 ANNUAL violation (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remain unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective July 9, 2015, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by July 31, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, section 3- Enforcement of Governing Documents. Jay Vergel seconded the motion. Motion carried 6-0.

Major Violation

Robert King moved that the Board of Directors overturn major violation #70356 dated November 11, 2014, contingent upon when the roof needs to be replaced or the property is sold, whichever occurs first, the roof shingles will be replaced with CertainTeed XT-25, color "Oakwood" roof shingles in accordance with the current Guidelines at that time". Jeff Kretsch seconded the motion. Motion carried 6-0. Resident present.

Minor Violation

Robert King moved if corrective action is not taken care of by July 9, 2015 for MINOR violations: (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remain unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective July 9, 2015, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restriction Article VI, Section 1. Jeff Kretsch seconded the motion. Motion carried 6-0.

FACILITIES – NONE

FINANCE – NONE

GROUNDS

Removal of Invasive Species

Jennifer Cochran moved that the Board of Directors approve the removal of Invasive Species, ValleyCrest Proposal #6104536 for an amount not to exceed \$10,000. The cost will be applied to GL 6129. Mike Watjen seconded the motion. Motion carried 6-0.

COMMITTEE REPORTS

GRND

June 17, 2015

MANAGEMENT REPORTS

Management Report
Towing Spreadsheet
Project List

ADJOURN:

Jennifer Cochran moved to adjourn the meeting. Jay Vergel seconded the motion. Motion carried unanimously. The meeting adjourned at 8:00pm.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, July 22, 2015

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT: Jay Vergel – Foxfield

OTHERS PRESENT: Ed Thomas – PMP
Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:03 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting July 1, 2015. Mike Watjen seconded the motion. Motion carried 5-0.

RESIDENTIAL PARTICIPATION/GUESTS

GENERAL BUSINESS:

A. OLD BUSINESS- NONE

B. NEW BUSINESS

Removal of 2015 Amenities Privileges

Robert King moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents: "the right of the Association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association,". The suspensions shall be effective as of July 24, 2015 and shall apply until the following accounts (See attached Spreadsheet) have complied and have no unpaid assessments. Jennifer Cochran seconded the motion. Motion carried unanimously. No Residents present.

Request by Homeowner Account #71485

Motion was tabled to August 5, 2015.

Major Violation # 69748

Robert King moved that the Board of Directors close the violation for opaque window and close the violation for the rear bay window. Jennifer Cochran seconded the motion. Motion carried 5-0. Resident present.

ARCHITECTURAL ITEMS

Request for Extension – Account #70512

Jennifer Cochran moved that the Board of Directors grant an extension to Annual Inspection Violation for Account #70512 until November 30, 2015 in order to correct and complete the work necessary for abatement of all maintenance requests noted in the above referenced Violation. Robert King seconded the motion. Motion carried 5-0. Resident present.

2014 ANNUAL Violations

Jennifer Cochran moved if corrective action is not taken by July 31, 2015 for 2014 ANNUAL Violations: (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective July 31, 2015, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3 – Enforcement of Governing Documents. Robert King seconded the motion. Motion carried 5-0. Resident present.

Major Violations

No motion required.

Minor Violations

Robert King moved that if corrective action is not taken by July 31, 2015 for MINOR violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective July 31, 2015 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Jeff Kretsch seconded the motion. Motion carried 5-0. Resident present

FACILITIES – NONE

FINANCE – NONE

GROUNDS – NONE

COMMITTEE REPORTS

CRC	July 16, 2015
FAC	July 9, 2015
HRPN	July 8, 2015
NAC	June 9, 2015

MANAGEMENT REPORTS

Management Report
Project List

EXECUTIVE SESSION

Robert King moved to convene in Executive Session at 8:03 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

Robert King moved to reconvene in Open Session at 8:28 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

The Board of Directors discussed pending legal cases.

ADJOURN:

Robert King moved to adjourn the meeting. Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:28pm.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, August 5, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield
Mike Watjen – Welbourne

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:20 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting July 22, 2015. Jeff Kretsch seconded the motion. Motion carried 4-0.

RESIDENTIAL PARTICIPATION/GUESTS

GENERAL BUSINESS:

A. OLD BUSINESS

Oakridge Townhouse Vehicle Parking Issue

No motion required. Resident present.

B. NEW BUSINESS

Removal of 2015 Amenities Privileges

Jennifer Cochran moved that the Board of Directors exercise the right of the Association, in accordance with the CountrySide Proprietary Governing Documents: “the right of the Association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for any period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the Association,”. The suspensions shall be effective as of August 5, 2015 and shall apply until the following accounts (See attached Spreadsheet) have complied and have no unpaid assessments. Robert King seconded the motion. Motion carried 4-0. No Residents present.

ARCHITECTURAL ITEMS

MINOR VIOLATIONS

Robert King moved that if corrective action is not taken by August 14, 2015 for MINOR violations Account # 70428, the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective August 14, 2015 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried 4-0. Resident present.

MINOR VIOLATIONS

Robert King moved that if corrective action is not taken by August 14, 2015 for MINOR violations: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” effective August 14, 2015 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV,

Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried 4-0.

FACILITIES – NONE

FINANCE

Investment of General Reserve Funds

Robert King moved the Board authorize the Treasurer to invest funds from the maturing General Reserve Sallie Mae Bank CD in the amount of approximately \$220,000 into a CD at Zions Direct for up to one year at the best available rate. Jeff Kretsch seconded the motion. Motion carried 4-0.

Investment of Townhouse Reserve Funds

Robert King moved the Board authorize the Treasurer to invest funds from the maturing Townhouse Reserve CIT CD in the amount of approximately \$161, 000 into a CD at Vanguard for up to 12 months at the best available rate. Jennifer Cochran seconded the motion. Motion carried 4-0.

GROUNDS

Land care Services

Jennifer Cochran moved that the Board of Directors award the contract for 2016 Land Care maintenance services to ValleyCrest Landscape Maintenance, Inc. for an amount not to exceed \$223, 216.00. The cost will be applied to GL 6125. Robert King seconded the motion. Motion carried 4-0.

Tree Services

Jennifer Cochran moved that the Board of Directors award the contract to ValleyCrest Landscape Maintenance Inc. for 2016 tree services as outlined in the attached proposal. The cost will be applied to GL 6128. Robert King seconded the motion. Motion carried 4-0.

Snow Removal Services

Robert King moved that the Board of Directors award the Snow Removal Services contract to ValleyCrest Landscape Maintenance, Inc. for the period October 1, 2015 through September 30, 2016. Cost will be applied to GL 8540. Robert King seconded the motion. Motion carried 4-0.

Fall Annual Plantings

Jennifer Cochran moved that the Board of Directors award the contract for Fall Annual Plantings to ValleyCrest Landscape Maintenance, Inc., proposal 6113709. The amount shall not exceed \$2,875 and will be charged to GL 6127. Motion 4-0.

Turf Over seeding

Jennifer Cochran moved that the Board of Directors award the contract for Turf Over seeding to ValleyCrest Landscape Maintenance, Inc., proposal 6113710. The amount shall not exceed \$6,790 and will charged to GL 6127. Motion carried 4-0.

Turf Aeration

Jennifer Cochran moved that the Board of Directors award the contract for Turf Aeration to ValleyCrest Landscape Maintenance, Inc., proposal 6113712. The amount shall not exceed \$18,255 and will be charged to GL 6127. Motion carried 4-0.

Turf Lime Application

Jennifer Cochran moved that the Board of Directors award the contract for Turf Lime Application to ValleyCrest Landscape Maintenance, Inc., proposal 6113714. The amount shall not exceed \$22,700 and will be charged to GL 6127. Motion carried 4-0.

Small Tree & Shrub Replacements

Jennifer Cochran moved that the Board of Directors award the contract for Small Tree & Shrub replacements to ValleyCrest Landscape Maintenance, Inc., proposal 6114865. The amount shall not exceed \$9,895 and will be charged to GL 6127. Motion carried 4-0.

COMMITTEE REPORTS

DRC	June 22, 2015
FIN	July 21, 2015
GRNDS	July 15, 2015

MANAGEMENT REPORTS

Management Report

Financial Report

Project List

EXECUTIVE SESSION

Jennifer Cochran **moved to convene in Executive Session at 8:30 PM.** Robert King seconded the motion. Motion carried unanimously.

Robert King **moved to reconvene in Open Session at 8:50 PM.** Jennifer Cochran seconded the motion. Motion carried unanimously.

The Board of Directors discussed pending legal cases.

ADJOURN:

Robert King **moved to adjourn the meeting.** Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 8:50pm.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

**Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, August 26, 2015**

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield

OTHERS PRESENT:

Ed Thomas – PMP
Donna Cooper – PMP
Lisa Marnet – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting August 5, 2015. Jeff Kretsch seconded the motion. Motion carried 5-0.

RESIDENTIAL PARTICIPATION/GUESTS

GENERAL BUSINESS:

A. OLD BUSINESS - NONE

B. NEW BUSINESS

2016 Election Committee

Jeff Kretsch moved that the Board of Directors establish a 2016 Election Committee in accordance with Resolution #120. Jennifer Cochran seconded the motion. Motion carried 5-0.

ARCHITECTURAL ITEMS

2015 Annual Inspection Request Account #70741

Jeff Kretsch moved that the Board of Directors rescind the 2015 Annual Inspection Request dated July 6, 2015 for Account #70741. Jennifer Cochran seconded the motion. Motion carried 5-0. Resident present.

DRC Application #90570-041714

Mike Watjen moved that the Board of Directors approve the non-standard entry door application 90570-041714 until such time as the door needs to be replaced. At that time the replacement door will be applied for and replaced with a door in accordance with the guidelines at that time. Jennifer Cochran seconded the motion. Motion carried 5-0. Resident not present

Appeal of DRC Decision Application #99378-060515-1

Jennifer Cochran moved that the Board of Directors uphold the DRC's decision on July 28, 2015 and deny application #99378-060515-1. Jeff Kretsch seconded the motion. Motion carried 5-0. Resident not present.

Appeal of DRC Decision Application #99378-060515-3

Mike Watjen moved that the Board of Directors overturn the DRC's decision on July 27, 2015 and approve application #99378-061515-3 contingent upon the next time the homeowner replaces the roof, the new roof meets the "standard" set forth in the guidelines. Jeff Kretsch seconded the motion. Motion carried 3-2. Rokeby and Belmont opposed. Resident not present.

Appeal of DRC Decision Application #70349-052815

Robert King moved that the Board of Directors uphold the DRC's decision on June 22, 2015 and deny application #70349-052815. Jennifer Cochran seconded the motion. Motion carried 5-0. Resident not present.

2014 ANNUAL Violations

No motion required

2015 ANNUAL Violations

Jeff Kretsch moved that if corrective action is not taken by September 11, 2015 for 2015 ANNUAL Violation: (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective September 18, 2015, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by October 1, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Jennifer Cochran seconded the motion. Motion carried 5-0. No residents present.

MAJOR Violations

Robert King moved that if corrective action is not taken by September 11, 2015 for MAJOR Violation: (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective September 18, 2015, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by October 1, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Jennifer Cochran seconded the motion. Motion carried 5-0. No residents present.

MINOR Violations

Robert King moved that if corrective action is not taken by September 4, 2015 for MINOR violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective September 18, 2015 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Jennifer Cochran seconded the motion. Motion carried 5-0. No residents present.

FACILITIES

Lighting replacement- Lindenwood Pool, Parkway Path and Parkway Parking lot

Robert King moved that the Board of Directors award the contract to Huntington Electric to replace lighting at the Lindenwood Pool, Parkway Path and Parkway Parking lot for a cost not to exceed \$50,000, pending receipt of additional bids. The Cost shall be applied to GL 9574, 9577, & 7582. Jennifer Cochran seconded the motion. Motion carried 5-0.

Fencing replacement Lindenwood Pool, Cromwell Pool and Maintenance Shop

Robert King moved that the Board of Directors award the contract to A and A Fencing to replace the fencing at the Lindenwood Pool, the Cromwell Pool and the Maintenance Shop for a cost not to exceed \$82,000. The Cost shall be applied to GL 9559, 9572, & 9573. Jennifer Cochran seconded the motion. Motion carried 5-0.

FINANCE

Non Standard Payment Plan Request Account #71740

Robert King moved the Board approve the attached payment plan for account #71740. This is a Non Standard Payment Plan. Jeff Kretsch seconded the motion. Motion carried 5-0.

Investment of Operating Funds

Jennifer Cochran moved the Board authorize the Treasurer to invest funds from the Operating Funds Bank West CD held at Fidelity in the approximate amount of \$150,000 into a CD at Fidelity for up to one year at the best available rate. Jeff Kretsch seconded the motion. Motion carried 5-0.

GROUNDS - NONE

COMMITTEE REPORTS

CRC	August 20, 2015
DRC	July 27, 2015
FAC	August 13, 2015
FIN	August 18, 2015
HRPN	August 19, 2015
NAC	July 14, 2015

MANAGEMENT REPORTS

Management Report

Financial Report

Project List

EXECUTIVE SESSION

Robert King **moved to convene in Executive Session at 8:00 PM.** Jennifer Cochran seconded the motion. Motion carried unanimously.

Jennifer Cochran **moved to reconvene in Open Session at 8:13 PM.** Robert King seconded the motion. Motion carried unanimously.

The Board of Directors discussed pending legal cases.

ADJOURN:

Jennifer Cochran **moved to adjourn the meeting.** Jeff Kretsch seconded the motion. Motion carried unanimously. The meeting adjourned at 8:18pm.

Respectfully Submitted,

Lisa Marnet – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, September 2, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:02 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting August 26, 2015. Mike Watjen seconded the motion. Motion carried 5-0.

RESIDENTIAL PARTICIPATION/GUESTS

GENERAL BUSINESS:

- A. OLD BUSINESS - NONE
- B. NEW BUSINESS

Appointment to Election Committee

Jeff Kretsch moved that the Board of Directors appoint the following members to the 2016 Election Committee: Pat Bour and Yolanda Brooks. All are members in good standing. Jennifer Cochran seconded the motion. Motion carried 5-0.

ARCHITECTURAL ITEMS

MINOR Violations

Jennifer Cochran moved that if corrective action is not taken by September 11, 2015 for MINOR violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective September 11, 2015 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Mike Watjen seconded the motion. Motion carried 5-0.

FACILITIES - NONE

FINANCE - NONE

GROUNDS

Small Tree and Shrub Replacements Revised Estimate

Jennifer Cochran moved that the Board of Directors award the contract for Small Tree & Shrub replacements to ValleyCrest Landscape Maintenance, Inc., proposal 6114865. The amount shall not exceed \$10,140.00 and will be charged to GL 6127. Robert King seconded the motion. Motion carried 5-0.

Common area tree & Shrub Selective replacement project

Jennifer Cochran moved that the Board of Directors award the contract for common area tree and shrub selective replacement project to ValleyCrest Landscape Maintenance, Inc., proposal 6113724. The amount shall not exceed \$14,990.00 and will be charged to GL 6159. Robert King seconded the motion. Motion carried 5-0.

Bare Turf Renovation Pilot project

Jennifer Cochran moved that the Board of Directors award the contract for the Bare Turf Renovation Pilot project to Valley Crest Landscape Maintenance, Inc., proposal 6127049. The amount shall not exceed \$6,415.00 and will be charged to GL 6161. Jeff Kretsch seconded the motion. Motion carried 5-0.

CountrySide Blvd- Median Tree Replacement Project – Phase III

Jennifer Cochran moved that the Board of Directors award the contract for the CountrySide Blvd Median Tree Replacement, Phase III project to ValleyCrest Landscape Maintenance, Inc., proposals 6123580 and 6123586. The amount shall not exceed \$10,500.00 and will be charged to GL 6163. Robert King seconded the motion. Motion carried 5-0.

COMMITTEE REPORTS

GRNDS

August 19, 2015

MANAGEMENT REPORTS

**Management Report
Project List**

ADJOURN:

Jennifer Cochran moved to adjourn the meeting. Jeff Kretsch seconded the motion. Motion carried unanimously. The meeting adjourned at 7:14pm.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, September 23, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont
Mike Watjen – Welbourne
Vacant - Morven

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:05 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting September 2, 2015. Jeff Kretsch seconded the motion. Motion carried 5-0.

RESIDENTIAL PARTICIPATION/GUESTS

GENERAL BUSINESS:

A. OLD BUSINESS - NONE

B. NEW BUSINESS

Appointments to the 2016 Election Committee

Motion was tabled to October 7, 2015.

Fall Fest Entertainment Contract

Mike Watjen moved that the Board of Directors award the entertainment contract for the Annual Fall Fest to SMR, t/a Talk of the Town. The amount is not to exceed \$9,500 and will be applied to GL5312. Jennifer Cochran seconded the motion. Motion carried 4-0-1. Belmont abstained.

ARCHITECTURAL ITEMS

2015 Annual Violations:

Jennifer Cochran moved that if corrective action is not taken by October 9, 2015 for 2015 Annual Violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by October 30, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants, and Restrictions, Article III, Section 3- Enforcement of Governing Documents. Jeff Kretsch seconded the motion. Motion carried 5-0.

MAJOR Violations:

Jennifer Cochran moved that if corrective action is not taken by October 9, 2015 for MAJOR Violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by October 30, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants, and Restrictions, Article III, Section 3- Enforcement of Governing Documents. Robert King seconded the motion. Motion carried 5-0.

MINOR Violations:

Jennifer Cochran moved that if corrective action is not taken by October 2, 2015 for MINOR Violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective October 2, 2015 and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Robert King seconded the motion. Motion carried 5-0.

FACILITIES - NONE

FINANCE

Write off Uncollectible Debt

Robert King moved that the Board of Directors authorize the treasurer to write off uncollectible debt for an approximate amount of \$597.00. Jennifer Cochran seconded the motion. Motion carried 5-0.

GROUND

Street and trail paving Sidewalk Repairs

Jennifer Cochran moved that the Board of Directors award the contract for the Street and Trail paving and sidewalk repairs to Finley Asphalt for the amount not to exceed \$388,082. The cost shall be applied to GL 9554, 9557, and 9558. Mike Watjen seconded the motion. Motion carried 5-0.

Robert King moved to transfer \$100,000 excess from homeowners unappropriated equity to the Townhouse and General Reserves in proportion to the amount set to exceed the budgeted amount for street paving GL (GL9554) trail paving (GL 9558) and sidewalk repairs (GL 9557). Jennifer Cochran seconded the motion. Motion carried 5-0.

COMMITTEE REPORTS

CRC	September 17, 2015
DRC	August 24, 2015
FAC	September 10, 2015
FIN	September 15, 2015
GRNDS	September 16, 2015
HRPN	September 9, 2015
NAC	August 11, 2015

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

EXECUTIVE SESSION

Robert King moved to convene in Executive Session at 7:45 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

Jennifer Cochran moved to reconvene in Open Session at 7:57 PM. Mike Watjen seconded the motion. Motion carried unanimously.

The Board of Directors discussed pending legal cases.

ADJOURN:

Jennifer Cochran moved to adjourn the meeting. Mike Watjen seconded the motion. Motion carried unanimously. The meeting adjourned at 7:57PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165
Wednesday, October 7, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont
Mike Watjen – Welbourne
Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jeff Kretsch moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting September 23, 2015. Jennifer Cochran seconded the motion. Motion carried 6-0.

RESIDENTIAL PARTICIPATION/GUESTS

GENERAL BUSINESS:

A. OLD BUSINESS - NONE

B. NEW BUSINESS

Reschedule November 25th Board Meeting

Robert King moved that the Board of Directors cancel the CountrySide Proprietary Board of Directors Meeting scheduled for November 25, 2015 and schedule a CountrySide Proprietary Board of Directors Meeting for Wednesday November 11, 2015. The meeting will be 7PM at the Parkway Meeting Room. Jeff Kretsch seconded the motion. Motion carried 6-0.

2016 Budget Submissions

No Action required. Directed to submit to standing committees.

ARCHITECTURAL ITEMS

2014 Annual Violations:

No motion required. All abated.

2015 Annual Violations:

Jennifer Cochran moved if corrective action is not taken by October 23, 2015 for 2015 ANNUAL Violation: (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" at a later date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by November 13, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Mike Watjen seconded the motion. Motion carried 6-0. No residents present

MAJOR Violations:

Robert King moved if corrective action is not taken by October 23, 2015 for 2015 ANNUAL Violation: (see attached spreadsheet) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" at a later date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by November 13, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing

Documents, covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Jennifer Cochran seconded the motion. Motion carried 6-0. No residents present.

MINOR Violations:

Jennifer Cochran moved if corrective action is not taken by October 16, 2015 for MINOR violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" effective at a later date and in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Robert King seconded the motion. Motion carried 6-0. No residents present.

Appeal of DRC Decision Application #92209-082815-1:

Mike Watjen moved that the Board of Directors overturn the DRC's decision on September 21, 2015 and approve application #92209-082815-1 for option 1. Jennifer Cochran seconded the motion. Motion carried 6-0. Resident present.

FACILITIES - NONE

FINANCE- NONE

GROUNDS- NONE

INFORMATION/DISCUSSION ITEMS- NONE

MANAGEMENT REPORTS

Management Report
Towing Report
Project List

EXECUTIVE SESSION

Jennifer Cochran moved to convene in Executive Session at 7:33 PM. Jay Vergel seconded the motion. Motion carried unanimously.

Robert King moved to reconvene in Open Session at 7:58 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

The Board of Directors discussed pending legal cases.

ADJOURN:

Robert King moved to adjourn the meeting. Jennifer Cochran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:58PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165

Wednesday, October 28, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby (7:07)
Jeff Kretsch- Oakridge
Robert King – Belmont
Mike Watjen – Welbourne

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield

OTHERS PRESENT:

Donna Cooper – PMP
Lisa Marnet – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:00 PM.

APPROVAL OF MEETING MINUTES

Jeff Kretsch moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting October 7, 2015. Mike Watjen seconded the motion. Motion carried 4-0.

RESIDENTIAL PARTICIPATION/GUESTS: No Residents present

GENERAL BUSINESS:

A. OLD BUSINESS - NONE

B. NEW BUSINESS- NONE

ARCHITECTURAL ITEMS

2015 Annual Violations:

Robert King moved that if corrective action is not taken by November 13, 2015 for 2015 Annual Violations: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” at a later date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d)..

Additionally, if the violation is not corrected by December 1, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants, and Restrictions, Article III, Section 3- Enforcement of Governing Documents. Jeff Kretsch seconded the motion. Motion carried 4-0.

MAJOR Violations:

Robert King moved that if corrective action is not taken by November 13, 2015 for MAJOR Violations: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” at a later date in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d).

Additionally, if the violation is not corrected by December 1, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants, and Restrictions, Article III, Section 3- Enforcement of Governing Documents. Mike Watjen seconded the motion. Motion carried 5-0.

Appeal of DRC Decision Application #100415081715-1

Jennifer Cochran moved that the Board of Directors overturn the DRC’s decision on September 21, 2015 and approve application #100415-081715-1. Jeff Kretsch seconded the motion. Motion carried 3-2 Belmont & Welbourne opposed. Resident not present.

FACILITIES

2016 Pool Management Contract:

Jennifer Cochran moved that the Board of Directors exercise the second year contract option with Titan Pool Services, Inc. for Pool Management in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2016 through December 31, 2016. All other provisions of the agreement will remain in full force and effect. Jeff Kretsch seconded the motion. Motion carried 5-0.

FINANCE- NONE

GROUNDS- NONE

INFORMATION/DISCUSSION ITEMS:

Took a first look and asked questions regarding the 2016 Draft Budget.

COMMITTEE REPORTS

CRC	October 15, 2015
DRC	September 21, 2015
FAC	October 8, 2015
FIN	October 20, 2015
HRPN	October 14, 2015
NAC	September 15, 2015

MANAGEMENT REPORTS

Management Report
Financial Report
Project List

EXECUTIVE SESSION

Robert King moved to convene in Executive Session at 7:30 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

Robert King moved to reconvene in Open Session at 7:58 PM. Jennifer Cochran seconded the motion. Motion carried unanimously.

The Board of Directors discussed pending legal cases.

ADJOURN:

Jennifer Cochran moved to adjourn the meeting. Robert King seconded the motion. Motion carried unanimously. The meeting adjourned at 7:42PM.

Respectfully Submitted,

Aimee Round – Recording Secretary

**COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING**

**Parkway Meeting Room
46020 Algonkian Parkway
Sterling, Virginia 20165**

Wednesday, November 4, 2015

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Jennifer Cochran – Rokeby
Jeff Kretsch- Oakridge
Robert King – Belmont

BOARD MEMBERS ABSENT:

Jay Vergel – Foxfield
Mike Watjen – Welbourne

OTHERS PRESENT:

Donna Cooper – PMP
Aimee Round – PMP

CALL TO ORDER

Dave Barrie called the meeting to order at 7:01 PM.

APPROVAL OF MEETING MINUTES

Jennifer Cochran moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting October 28, 2015. Robert King seconded the motion. Motion carried 4-0.

RESIDENTIAL PARTICIPATION/GUESTS: Loudoun County Deputy O'Brien attended the meeting. There was nothing to report.

GENERAL BUSINESS:

A. OLD BUSINESS - NONE

B. NEW BUSINESS

2016 Management Contract

Jennifer Cochran moved that the Board of Directors award the 2016 CountrySide management services contract to Property Management People, Inc. (PMP). Jeff Kretsch seconded the motion. Motion carried 4-0.

2016 Annual Budget

Robert King moved that the Board of Directors adopt the 2016 Annual Budget as written and attached. Jennifer Cochran seconded the motion. Motion carried 4-0.

2016 Monthly Courier Publication Contract

Robert King moved that the Board of Directors extend the existing contract with Allegra Print & Imaging for Courier Production. The extension period will be January 1, 2016 through December 31, 2016 and all other provisions of the existing contract will remain in full force and effect. Jeff Kretsch seconded the motion. Motion carried 4-0.

Community Guidelines- 2016 Updates and Revisions

Jeff Kretsch moved that the Board of Directors adopt the attached updates and revisions for the 2016 CountrySide Community Guidelines. Robert King seconded the motion. Motion carried 4-0.

Cancellation of November 11th Board Meeting

Jeff Kretsch moved that the Board of Directors cancel the CountrySide Proprietary Board of Directors Meeting scheduled for November 11, 2015. Robert King seconded the motion. Motion carried 4-0

ARCHITECTURAL ITEMS

2015 ANNUAL and MAJOR Violations:

Robert King moved that if corrective action is not taken by November 20, 2015 for 2015 Annual Violation and Major Violations: (see attached list) the Board agrees "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" at a later date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violation is not corrected by December 1, 2015 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide

Proprietary Governing Documents, Covenants, and Restrictions, Article III, Section 3- Enforcement of Governing Documents. Jeff Cochran seconded the motion. Motion carried 4-0. No residents present.

MINOR Violations:

Jennifer Cochran moved that if corrective action is not taken by November 20, 2015 for MINOR Violations: (see attached list) the Board agrees “to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association” at a later date in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed again the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions Article VI, Section 1. Jeff Kretsch seconded the motion. Motion carried 4-0. No residents present.

GROUNDS

Trash and Recycling Collection Services

Jennifer Cochran moved that the Board of Directors exercise the first year option with Republic Services (dba AAA) for trash and recycling collection services in accordance with Section IV, titled Duration of Agreement of said contract. The option period will be January 1, 2016 through December 31, 2016. All other provisions of the agreement will remain in full force and effect. Jeff Kretsch seconded the motion. Motion carried 5-0.

COMMITTEE REPORTS

GRNDS

October 21, 2015

MANAGEMENT REPORTS

Management Report
Project List

ADJOURN:

Jennifer Cochran moved to adjourn the meeting. Jeff Kretsch seconded the motion. Motion carried unanimously. The meeting adjourned at 7:19PM.

Respectfully Submitted,

Aimee Round – Recording Secretary