

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING

Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, February 26, 2020

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Robert King – Belmont
Penelope Francke – Oakridge
Kumar Sangaran – Rokeby
Fredrik Wallin – Welborne
Roddy Dean - Morven

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Catherine Neelley – PMP
Alicia McKenna-Graves– PMP
Lisa Marnet - PMP

CALL TO ORDER:

Dave Barrie called the meeting to order at 7 PM.

APPROVAL OF MEETING MINUTES:

Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 5, 2020. Roddy Dean seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 4 Residents were in attendance. Items discussed:

- Application Appeal
- Community Guideline Changes
- Horse Pen Run Vandalism

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS: None

ARCHITECTURAL ITEMS:

Extension of Violation #69731-010220

Penny Francke moved that the Board of Directors grant an extension to August 31, 2020 to correct the violation. Friendly Amendment: The violation will remain open (and as such) Amenity Privileges will be suspended until the violation is corrected. Property owner is welcome to purchase guest passes for access to the pools. Bob King seconded the motion. Motion carried unanimously.

Appeal of DRC Decision Application #69731-010220

Penny Francke moved that the Board of Directors uphold the DRC's decision on January 27, 2020 and deny application #69731-010220. Bob King seconded the motion. Motion carried unanimously.

2020 CountrySide Community Guidelines Revision

Roddy Dean moved that the Board of Directors deny the DRC recommendation to add Architectural roof shingle style Owens Corning " Brownwood" in addition to the existing CertainTeed XT25 "Oakwood" to the 2020 CountrySide Community Guidelines for Morven Tudor Townhomes. Bob King seconded the motion. Four voted for the motion. Oakridge voted against the motion. Welbourne abstained. The motion carried.

Minor Violations

Bob King moved if corrective action is not taken by March 6, 2020 for MINOR violations the Board agrees to exercise in accordance with Restrictions, Article IV, Section 1(d) "*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*" effective March 7, 2020.

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. Fredrik Wallin seconded the motion. Motion carried unanimously.

Major Annual Violations

Bob King moved if corrective action is not taken by March 13, 2020 for this Major 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 March 14, 2020, 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, 2020 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. Penny Francke seconded the motion. Motion carried unanimously.

FACILITIES:

2020 Pool Management Services

Penny Francke move that the Board of Directors award the 2020 Pool Management Contract to Sunset Pool Management, Inc. The cost of \$184,150.00 to be charged to GL7500.

The FAC unanimously voted to recommend that the Board award the contract to Sunset Pool Management contingent on positive feedback to the reference checks. Fredrik Wallin seconded the motion. Motion carried unanimously.

FINANCE: None

GROUNDS:

Asphalt and Trail Services

Fredrik Wallin moved that the Board of Directors award the 2020 Asphalt and Trail Services contract to NVM Paving and Concrete for a total cost not to exceed \$940,792.00, broken down as follows:

- i) \$734,376.00 for townhouse street repairs and overlays. Cost to be applied to TH reserve GL 9554.
- ii) \$6,930.00 for townhouse curb and gutter repairs. Cost to be applied to TH reserve GL 9557.
- iii) \$132,375.00 for trail repairs. Cost to be applied to GEN reserve GL 9558.
- iv) \$47,500.00 for repairs and overlays to the pool parking lots. Cost to be applied to GEN reserve GL 9577.
- v) \$19,611.00 for repairs to the basketball courts at the Parkway Pool parking lot. Cost to be applied to GEN reserve GL 9585.

The Grounds Committee unanimously recommended approval. Penny Francke seconded the motion. Motion carried unanimously.

Engineering Support

Fredrik Wallin moved that the Board of Directors approve the Proposal from Gardner Engineering to provide contract administration and construction oversight for the street repair project for a cost not to exceed \$6,500.00. Cost to be applied to GL 9577. The Grounds Committee unanimously recommended approval. Bob King seconded the motion. Motion carried unanimously.

INFORMATION/DISCUSSION ITEMS:

- Invitation to Supervisor Briskman to attend Board meeting
- Voting rights of Committee Chairpersons

COMMITTEE REPORTS:

Community Relations Committee	February 6, 2020
Facilities Committee	February 13, 2020
Finance Committee	February 18, 2020
HPR	February 12, 2020

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION: None

ADJOURN:

Bob King moved to adjourn the meeting. Penny Francke seconded the motion. Motion carried unanimously. The meeting adjourned at 8:42 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary