

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Go To Meeting Remote Meeting Due to COVID-19 Pandemic
Wednesday, June 24, 2020

BOARD MEMBERS PRESENT: Dave Barrie – Oatlands
Penelope Francke – Oakridge
Robert King – Belmont
Fredrik Wallin – Welbourne
Roddy Dean - Morven

BOARD MEMBERS ABSENT: Kumar Sangaran - Rokeby

OTHERS PRESENT: Catherine Neelley – PMP
Alicia McKenna-Graves– PMP
Lisa Marnet - PMP

CALL TO ORDER:
Dave Barrie called the meeting to order at 6:00 PM.

EXECUTIVE SESSION:
Penny Francke stated **Mr. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to consult with legal counsel and discuss and consider contracts as permitted by subsection B of Section 55-510.1 C of the Virginia Property Owners' Association Act. There are no matters identified on the meeting agenda.** Penny Francke seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 6:03 PM.

Section 55-510.1 C of the Virginia Property Owners' Association Act provides:

No contract, motion or other action adopted, passed or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action which shall have its substance reasonably identified in the open meeting. The requirements of this section shall not require the disclosure of information in violation of law.

The Board exited Executive Session and reconvened in open session at 7:00 PM.*

APPROVAL OF MEETING MINUTES:
Penny Francke moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting June 10, 2020. Fredrik Wallin seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: 6 Residents were in attendance. Items discussed:

- Fence Violation
- Amenities Suspension
- Pool Applications
- Door Violation
- Shingles Inquiry

GENERAL BUSINESS:

A. OLD BUSINESS: None

B. NEW BUSINESS:

Legal Services

Penny Francke moved that the Board of Directors engage the firm of Rees Broome, PC to provide legal services to CountrySide Proprietary. Fredrik Wallin seconded the motion. 3 Voted for the motion. Morven abstained. Motion carried.

Suspension of 2020 Amenities Privileges

Penny Francke 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 1, 2020 and shall apply until the following accounts have complied with maintenance requests and/or have no unpaid assessments. Roddy Dean seconded the motion. Motion carried unanimously.

Amenities Privileges for Account 69770

Roddy Dean moved that the Board of Directors reinstate the Amenities Passes when the violations are corrected. Penny Francke seconded the motion. 3 voted for the motion. Welbourne abstained. Motion carried.

ARCHITECTURAL ITEMS:

Request for Approval of an Above Ground Pool

Roddy Dean moved that the Board of Directors approve the request for an above ground pool at 105 Wiltshire Ct. The pool and pool installation must meet all federal, state, and Loudoun county code requirements. The above ground pool is an exception and will be uninstalled from the backyard by October 1, 2020. The homeowner's insurance policy indemnifies CountrySide Proprietary and the Board of Directors. A Certificate of Insurance showing the indemnification should be sent to CountrySide Proprietary as soon as the pool is built. The resident must agree to the conditions. Penny Francke seconded the motion. Motion carried unanimously.

Request for Approval for an Above Ground Pool

Penny Francke moved that the Board of Directors approve the request for an above ground pool at 5 Rutledge Ct. The pool and pool installation must meet all federal, state, and Loudoun county code requirements. The above ground pool is an exception for 2020 only and will be uninstalled from the backyard by October 1, 2020. The homeowner's insurance policy indemnifies CountrySide Proprietary and the Board of Directors. A Certificate of Insurance showing the indemnification should be sent to CountrySide Proprietary as soon as the pool is built. The resident must agree to the conditions. Fredrik Wallin seconded the motion. Motion carried unanimously.

Non-Standard Architectural Application #69798-052220 – Entry Door

Fredrik Wallin moved that the Board of Directors approve Non-Standard Architectural Application #69798-052220 for a Front Entry Door, provided upon the sale of the property, the door must be replaced with an approved Standard door. Penny Francke seconded the motion. 3 voted for the motion. Morven voted against the motion. Motion carried.

Non-Standard Architectural Application #123591-060520 – Electric Vehicle Charging Station

Penny Francke moved that the Board of Directors table the motion to consult with Legal Counsel for advice. Fredrik Wallin seconded the motion. Motion carried unanimously.

FACILITIES:

Lindenwood Skimmer Repair Contract

Penny moved that the Board of Directors award the Lindenwood Skimmer Repair Contract to Sunset Pools at a cost not to exceed \$12,500. The cost will be charged to Reserve GL9807. The FAC unanimously supports this decision. Fredrik Wallin seconded the motion. Motion carried unanimously.

FINANCE: None

GROUND: None

COMMITTEE REPORTS: None

MANAGEMENT REPORTS: None

ADJOURN:

Penny Francke **moved to adjourn the meeting.** Fredrik Wallin seconded the motion. Motion carried unanimously. The meeting adjourned at 8:30 PM.

Respectfully Submitted,

Alicia McKenna-Graves – Recording Secretary

*At the end of the Executive Session, Bob King left the meeting