# Lansdowne Conservancy
# BOARD DIRECTORS MEETING
**Friday, March 20 ,2026 at 3:00 PM**

**Board Members Present:**
Tom Jeavons, Treasurer
Peter Podbielski, President
Patrick Seville, Vice President
John Walsh, Secretary
Mary Ann Mueller, Director III
Carol Smith, Director II (Absent)
Dorothy O'Brien, Director I (Absent)

**Others Present:**
Kathryn Edwards, CMC Portfolio Manager
Malik Davis, CMC Recording Secretary
Bryan Turner, The Turner Law Firm
Jackie Harlow, The Turner Law Firm
Woody Turner, The Turner Law Firm

**Board Members Absent: 2**

**I. CALL TO ORDER**

Peter Podbielski called the meeting to order at 3:00PM and confirmed with Kathryn Edwards that quorum obligations had been met with 5 board members present.

**II. APPROVAL OF AGENDA**

A **MOTION** was made by Peter Podbielski to approve the March 20, 2026, Board of Directors Meeting Agenda. Motion was **SECONDED** by Patrick. Motion **PASSED** unanimously.

**III. APPROVAL OF BOARD MINUTES – January 7, 2026.**

A **MOTION** was made by Peter Podbielski to approve the January 7, 2026, Draft Board of Directors Meeting Minutes as written. Motion was **SECONDED** by Patrick. Motion **PASSED** unanimously.

**IV. PROPERTY OWNER OPEN FORUM**

None

**V. OLD BUSINESS**

**A.** Tom Jeavons provided the Board with a treasurer's report of the association's financials.

**B.** Patrick Seville provided a comprehensive summary report from the Facilities and Grounds Committee.

A **MOTION** was made by Peter Podbielski I motion to ratify approval of the FY26-27 Lansdowne Conservancy Budget. The proposed budget is about 1% over last year's actual expenditures. Motion was **SECONDED** by Patrick Seville. Motion **PASSED** unanimously.

A **MOTION** was made by Peter Podbielski o ratify approval of the Lansdowne Village Greens Design Guidelines. PRSC, Jackie Harlow has reviewed Lansdowne Village Greens' request to amend the Design Guidelines regarding solar panels, and there are no conflicts with the Conservancy's Declaration or Design Guidelines. Please note that the nature of the request did not necessitate a full review by the PRSC. Motion was **SECONDED** by Patrick Seville. Motion **PASSED** unanimously.

## VI. PRSC REPORTS

Elm St update provided by Jackie Harlow, site and construction plans that the applicant will be submitting to the county. Memo was provided for Board review. PRSC gives a recommendation to approve the applicant's submission plan.

A **MOTION** was made by Peter Podbielski to approve the proposed letter to the ELM/PULTE applicant that will permit the applicant to obtain from County its site plan approval and construction and development permits to enable it to begin site work; but will reserve the Conservancy final approval of architectural and visual impact concerns to be finally reviewed by the PRSC, and approved by the Covenants Committee, within the next few months; I further move that the Board authorize the President to sign and deliver the letter to the applicant. Motion was **SECONDED** by Patrick Seville. Motion **PASSED** unanimously.

With respect to the applications by the owners of the National Conference Center (NCC) to rezone and demolish the buildings at the National Conference Center, a **MOTION** was made by Peter Podbielski:

(1) to communicate with the Conservancy members and its constituents to include the Sub Associations and other stakeholders whose property could be expected to experience impacts resulting from the NCC rezoning application.
(2) to establish a forum for Conservancy members to communicate with the Board of Directors regarding this application.
(3) to communicate with the County of Loudoun through its public process to inform the County of the Conservancy's concerns about the potential impacts of the proposed demolition process and the Conservancy's issues about density, traffic and other aspects of the rezoning application in its current form; and
(4) to continue to work with the General Counsel and members of the PRSC to negotiate the terms of a draft Memorandum of Understanding with the NCC applicant to settle and potentially resolve the violation of the restrictive covenant that requires all property owners in the Conservancy to obtain consent from the Conservancy prior to filing rezoning applications.

Motion was **SECONDED** by Patrick Seville. Motion **PASSED** unanimously.

A **MOTION** was made by Peter Podbielski to approve the following actions:
(1) establishment of a Land Use Policy Subcommittee (the Subcommittee) as provided for in Article 7 of the Bylaws.

(2) authorize the President, to work with the Conservancy's General Counsel and members of the Professional Review Subcommittee (PRSC) and others in their discretion to provide recommendations to the Board for action on the following issues:

(a) a charter for the Subcommittee.
(b) future role for the PRSC in reviewing rezoning applications
(c) initiating a transportation and zoning master plan for Lansdowne for future development and redevelopment applications
(d) updating land use policies and guidelines; and,
(e) to Coordinate Finance Committee priorities with governance and planning objectives.

Motion was **SECONDED** by Patrick Seville. Motion **PASSED** unanimously.

## VII. <u>NEW BUSINESS</u>

Peter Podbielski gave an update on the LC website. Suggested recommendations for improvement.

A **MOTION** was made by Peter Podbielski to approve Smart Automation to perform the Website Maintenance and Support Agreement for Lansdowne Conservancy Website. Motion was **SECONDED** by Patrick Seville. Motion **PASSED** unanimously.

A **MOTION** was made by Peter Podbielski to perform Lansdown Conservancy to perform the audit of the financial statements, which compromise the balance sheet as of March 31, 2026, and 2027.

## VIII. <u>EXECUTIVE SESSION</u>

A **MOTION** was made by Peter Podbielski at 3:27PM to enter Executive Session. Motion was **SECONDED** by Tom Jeavons. Motion **PASSED**.

A **MOTION** was made by Peter Podbielski at 4:15PM to exit Executive Session and move back into Open Session. Motion was **SECONDED** by Tom Jeavons. Motion **PASSED**.

## IX. <u>ADJOURNMENT</u>

A **MOTION** was made by Peter Podbielski to adjourn the Board of Directors Meeting At 4:22PM. Motion was **SECONDED** by Patrick Seville. Motion **PASSED**.