



Cedar Point Board Meeting Minutes

March 28, 2023

6:15pm

**Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Gail Mitchell, Tracy Stallard, Lisa Souder, David Bates, & Cindy Parnell

Board Absentees: Samantha Lamas

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:15pm (Gail); We have 5 out of 6 Board members present, quorum has been established.
- 2. Approval of meeting minutes from December 12, 2022:** Gail motions to approve the minutes as written, Tracy seconds, motion passes.
- 3. Financial Update (YTD, February 28th):** Through the end of February, we had \$16,143.32 in total operating income and \$10,368.70 in total operating expense.
 - a. We've saved on snow removal thus far this year.
 - b. The first visit for the retention pond maintenance was done in February.
- 4. Community Update:**
 - a. Dumpster Signs
 - i. The dumpster signs were ordered and installed earlier this month.
 - ii. Gail mentions that the enclosure needs to be power washed. Rocktown will reach out for quotes to have this done.
 - b. Entrance Sign
 - i. Tracy let us know that the "C" had fallen off the entrance sign, and it was repaired the week of 3/13.
 - ii. Gail notes that there are some bare spots at the entrance. Rocktown will reach out to Curb Appeal to see what can be done about this.
 - c. Spring Reminders
 - i. Rocktown sent Spring reminders via email to all owners & property managers and also hung notices at each unit.
 - d. Weeds
 - i. Rocktown has started sending notices to units that need to have weeds addressed that were noted during the weekly inspections.



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- e. Delinquency
 - i. We do not have a delinquency issue in the community.
 - ii. There are 3 units that have a larger balance, but they are all on payment plans to pay down them down.

5. Old Business:

- a. Putting Funds into CD
 - i. Interest rates are now at about 5% at F&M Bank, and the association can put about \$40,000.00 into a CD to earn \$2,000.00 in interest.
 - 1. Lisa motions to have this done, Tracy seconds, motion passes.

6. New Business:

- a. Line Striping
 - i. Rocktown received 2 quotes to have the unit spaces re-numbered and re-striped.
 - 1. 360 Painting quoted \$1,950.00 and About Exteriors quoted \$998.00. Lisa motions to approve About Exteriors, Tracy seconds, motion passes.
- b. Deck Staining
 - i. At last year's annual meeting, a suggestion was made for a vendor to give a rate to do this for owners if they wanted to opt-in to have their decks stained. This would be an owner expense.
 - 1. The Board requests that individual units that need to have this done be identified and contacted, and given until 8/31 to have their decks stained, front doors painted, and partitions cleaned. If this is not done by that time, the association will have it done at the owners' expense.



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7. Member Input:

- a.** The Board would like to have some signs put up reminding residents to slow down and that children are at play.
 - i.** Rocktown will give the Board options to vote on and then order to have them installed.
- b.** 18 Cedar Point still has the satellite wire hanging in the back of their unit.
 - i.** Rocktown will reach out to them to have it go through the attic, so the wire isn't visible from the outside.

8. General Comments/Questions: None.

9. Adjournment: 6:45pm (Gail)

10. Next Meeting: June 13, 2023 at 6:15pm