



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.



Cedar Point Board Meeting Minutes

March 28, 2023

6:15pm

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

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.



Cedar Point Board Meeting Minutes

March 28, 2023

6:15pm

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

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