



## Cedar Point Board Meeting Minutes

July 11, 2023 | 6:15pm

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

Board Attendees: Lisa Souder, Tracy Stallard, David Bates, Samantha Lamas, Cindy Parnell

Board Absentees: Gail Mitchell

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:15pm (Lisa); We have 5 out of 6 Board members present, quorum has been established.
- 2. Approval of meeting minutes from March 28, 2023:** Tracy motions to approve the minutes as written, Lisa seconds, motion passes.
- 3. Financial Update (YTD, June 30<sup>th</sup>):** Through the end of June, we have \$37,129.38 in total operating income and \$21,358.54 in total operating expense.
  - a.** \$40,000 was put into a CD, which is now earning 5.2% interest through 5/22/2024.

### **4. Community Update:**

- a. Weeds**
  - i.** During weekly inspections, units have been contacted regarding weeds in the front/side beds and a majority of owners have been responsive in have these taken care of in a timely manner.
    - 1.** It is mentioned to check underneath decks, so this will be done in upcoming inspections.
- b. Delinquency**
  - i.** We currently have 3 units that are delinquent over 30 days and will reach out to get payments from them or set up payment plans. If not, the HOA will file on them in court.

### **5. Old Business:**

- a. Line Striping**
  - i.** This project was completed and Rocktown thanks Lisa for helping the vendor get in touch with owners about moving their vehicles so the project could be completed.



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- b. Deck Staining**
  - i. Units were contacted earlier in the Spring about needing their decks stained and partitions power washed by August 31<sup>st</sup>, and if this is not addressed by that time, the HOA would have it done at the owners' expense.
- c. Slow Down Signs**
  - i. At the previous meeting, the Board requested that 'Slow Down' signs be placed in the community. Rocktown found three options and the Board agrees to go with options #3.
    - 1. Rocktown will order 6 signs and then have them installed in 3 different locations within the community.

### **6. New Business:**

- a. ARC Violations (Doorknobs, Satellite wires, etc.)**
  - i. At this time, there currently is no consequence if there is an ARC violation that is not resolved.
    - 1. Per the Board, the new policy will be a \$50 per month fine for each month that the violation is not addressed. This includes doorknobs, satellite wires, deck stains, & any other exterior modification that is not approved.
    - 2. Rocktown will update the Rules & Regulations to include this new policy and will send it to all owners and hang at all properties.
    - 3. 93 Cedar Point has curtains on their back deck, and the Board is in agreement that these need to be removed.
      - a. Rocktown will notify the owner.
- b. Annual Meeting Location**
  - i. The Board is good with having the annual meeting at Horizons Edge again this year.
    - 1. Rocktown will reach out to Board members to make sure a majority are available to attend the meeting and will then reach out to Horizons to reserve the space.



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**7. Member Input:**

- a. 54 Cedar Point has been leaving bicycles in one of the 2 resident spaces and then using a visitor space for the other vehicle.
  - i. Rocktown will reach out to them about this.
- b. 144 Cedar Point has had a stroller out front for a while and it needs to be removed.
  - i. Rocktown will reach out to the owner.

**8. General Comments/Questions:**

- a. Samantha asks if gutter maintenance/upkeep is an HOA responsibility or the homeowners.
  - i. This would be an owner responsibility.
  - ii. She is thinking about burying the pipe extension and also asks if the Board is OK with her putting gravel around the HVAC unit, and they are in agreement that they have no issue with that.

**9. Adjournment:** 6:56pm

**10. Next Meeting:** September 12, 2023 at 6:00pm – Annual Meeting