



Cedar Point Board Meeting Minutes

December 10, 2024 | 6:15pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Gail Mitchell, Lisa Souder, David Bates, Samantha Lamas, and Chad Williams

Board Absentees: Paula Miller and Cindy Parnell

Management Attendees: Bernard Hamann and Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:20pm (Gail); we have 4 of 7 Board members present to begin the meeting, quorum has been established.
 - a. David joined the meeting at 6:41pm to give us 5 members.
- 2. Approval of meeting minutes from June 11, 2024:** Lisa motions to approve the minutes as written, Gail seconds, motion carries.
- 3. Financial Update (YTD, November 30th):** Through the end of November, we have a total operating income of \$81,692.63 and \$55,025.14 in total operating expense.
- 4. Community Update:**
 - a. Delinquency – There is one owner that is over \$1,000 past due and will be given until December 31st to pay the balance. If this is not done, the association will file on them.
 - i. Another owner has a large balance as well, largely from the deck project that was done. They did make a payment on their account at the end of November.
 - b. Dumpsters/Trash – There is an ongoing issue of trash being left outside the dumpsters, and units have been fined when they are able to be identified. Chad suggests trying to leave the top lids open to allow trash to be put in from the top of the dumpsters instead of through the sliding doors.
 - c. Vehicles – Vehicles have been tagged and/or towed for various violations, such as expired tags and inspections, totaled vehicles, illegal parking, and regularly using visitor spaces for additional vehicles.
 - d. Front Entrance Trees – Dominion was contacted about the trees at the main entrance, as they are hanging into the wires. Rocktown will follow-up with them to get an update.



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- e. Fiber Optic Installation – The Board approved the easement agreement for the fiber optic installation in the common area, and the document was signed and the vendor notified of approval.
- f. Sales – There were no property sales in 2024. The last unit that sold was 102 Cedar Point in 2023, and this sold for \$259,000.

5. Old Business: None.

6. New Business:

- a. 2025 Landscaping – Gail motions to ratify the email vote to approve Curb Appeal for landscaping and snow removal for 2025, David seconds, motion carries.
- b. 2025 Budget – The 2025 budget is presented and reviewed by the Board. David motions to approve the budget, Chad seconds, motion carries.
 - i. Rocktown will post the budget to the website.
- c. Dumpster Pad Extension – Bids for the dumpster pad extension from J&R Concrete and Concrete by Design are presented to the Board. Each vendor presented two options for the project.
 - i. Lisa motions to approve the second option from Concrete by Design, which is for a 24' x 40', 7" thick concrete pad to extend the dumpster pad, which is priced at \$9,600. Gail seconds the motion, and the vote is 4 in favor and 1 against, so the motion carries.
 - ii. The cost of this repair is a reserve item for the association.
- d. Dumpster Cameras – The Board decides to have no further discussions regarding dumpster cameras. This is largely due to the lack of an internet connection, no power source, and the inability to identify perpetrators.
 - i. The 2025 landscaping contract includes extra trash removal, and Rocktown will contact the vendor for this at the discretion of the Board.

7. Member Input:

- a. Chad asks if a solar panel could be considered for the front entrance lights.
 - i. The electric bill for this is a small budget item, but certainly something that can be explored in the future if the need arises.



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8. Adjournment: 7:07pm (Gail)

9. Next Meeting: March 11, 2025 at 6:00pm

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