



Cedar Point Board Meeting Minutes

June 11, 2024 | 6:15pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Gail Mitchell, Lisa Souder, David Bates, and 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 4 of 5 Board members present, quorum has been established.
- 2. Approval of meeting minutes from March 12, 2024:** Gail motions to approve the minutes as written, Lisa seconds, motion passes.
- 3. Financial Update (YTD, May 31st):** We have \$38,930.95 in total operating income and a total operating expense of \$11,934.60.
- 4. Community Update:**
 - a. Delinquency:** The two owners who were close or over \$1,000 past due have made payments on their balances. Rocktown will keep an eye on each account, and follow-up as needed.
 - b. Dumpsters/Trash:** There have been 8 overages charged by Waste Management so far this year; this is due to the dumpsters being over-filled.
 - i. Fines have been assessed to units who have been found leaving trash outside the dumpsters.**
 - c. Power Washing:** The sidewalks and steps were done by GM7 and look much better.
 - d. Weekly Inspections:** Rocktown is completing weekly inspections and reaching out to units as necessary for violations, such as weeds and vehicles that have expired tags or registration.
- 5. Old Business:**
 - a. Reserve Study:** The analyst for DMA informed us that they will be on-site to complete the reserve study next week.



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6. New Business:

- a. ARC Guidelines: There currently is no standard for the color of landscaping rocks or requirements for plantings.
 - i. Lisa motions to only allow landscaping rocks that are beige or brown – Frazier Quarry, #'s 7 and 9. Gail seconds, motion carries.
 - ii. Gail motions that all units must have plantings in front of the unit, and this also includes islands and keeping them maintained. David seconds, motion carries.
 - 1. Rocktown will update the ARC guidelines and send to all owners.
- b. Annual Meeting: The Board agrees to hold the annual meeting at Horizons Edge again. Rocktown will reach out to reserve the space.
 - i. There are currently 5 Board members; 4 are up for re-election this year.
 - 1. Lisa and Cindy intend to remain on the Board and David intends to leave at the end of his term.

7. Member Input:

- a. Annual meeting agenda items will include installing additional speedbumps and the updated landscaping guidelines.

8. Adjournment: 7:01pm (Gail)

9. Next Meeting: September 10, 2024 at 6:00pm (Annual Meeting)