



Congers Creek POA, Inc.
Board of Directors Meeting Minutes
September 5, 2024 | 10:45am
Location: Rocktown Realty Office
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Jerry Scripture, Scott Rogers, Amar Gogia, & Kate Kelty

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call Meeting to Order & Establish Quorum:** 10:47am (Jerry); all Board members are in attendance, quorum has been established.
- 2. Review and approve of previous minutes:** None.
- 3. Financial Review (YTD, August 31st):** Through the end of August, we have \$72,563.31 in total operating income and \$65,933.56 in total operating expense.
- 4. Community Update:**
 - a. Stone Veneer – This has been an issue primarily in the first section and has been addressed by the contractor as needed. We have not had any new complaints about this recently.
 - b. Cracks in Concrete – There is only one section of sidewalk that was noted and is currently on the list to address.
 - c. Retention Pond – Currently owned and maintained by the Congers Creek Apartments, but there may be a deed transfer in process. Scott & Amar will investigate this.
 - d. Playground – Playground was installed in new section and has been holding up nicely.
 - e. Pet Stations – Two new stations were added this year.
 - f. Landscaping – It is the owner's responsibility to water their yard after closing; the HOA is not responsible for re-seeding.
 - g. Parking – 'No Parking' signs were installed in different locations in the community and residents have been encouraged to park along Congers Creek Rd. if necessary.
 - h. Streetlights – The association should be paying for the electric bills for the streetlights. Scott & Amar will check with Jerry on this.



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- i. Speeding/Signage – Residents have expressed concerns about speeding and asked if speed limit signs or children playing signs could be installed. The Board agrees that the children playing signs would be a good idea.
 - j. Trash Bin Enclosures – All trash enclosures have been built for units that do not have garages.
 - k. Insurance – With the addition of new units and the playground, an updated policy will be needed. Rocktown will get bids to send to the Board.
 - l. Expansion – A third section of the community is now planned, and Derby Drive will connect to Congers Creek Rd.
 - m. Asphalt Final Coat – Scott and Amar will check with Jerry on when this will be done.
 - n. Reserve Study – Reserve studies are required to be done every 5 years, and one has not yet been completed for the association.
 - i. The studies provide what the estimated remaining life is of capital elements, such as the private streets, playground, and pavilion, and the projected cost for each item.
 - ii. The association does not have to do projects when the study estimates if they are not necessary, but the funds must be available.
 - iii. Rocktown will get estimates on these and send to the Board. Once completed, the report is reviewed by the Board for accuracy and consistency.
 - o. Annual Meeting – There will be no handover to the owners since the community is expanding.
 - i. Amar suggests creating an advisory committee that reports to the Board.
- 5. Old Business:** None.
- 6. New Business:** None.
- 7. Member Input:** None.
- 8. Adjournment:** 11:46am