

Crossroads Farm POA
Bi-Monthly Meeting Minutes

January 18, 2024 | 5:00 PM

Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Gene Layman, Ron Dunham, Mike Ruckman, Frank Gearing, Denise Surber, Kate Lowe, & Karl Schaeffer

Guest Attendees: Michael Stoloff, Bill Smith, Hillary & Ryan Ellis, Bob & Pamela Kuhn, Cindy Wishon, Kara Layman, Nina Jessup, & Brant Somma

POA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 5:00 PM (President Ron Dunham)
2. Approval of Minutes from Previous Meeting (7/20/23): Mike motions to approve the minutes as written & Gene seconds – motion passes.
3. President's Report: Ron says that all is well in the community. He would like to welcome Kate Lowe & Frank Gearing to the board.
4. Manager's Report
 - a. The landscaping & snow removal contracts were renewed this year with Turn-A-Leaf & Momentum respectively.
 - b. Painting of turn lanes was approved by the board for the exit from Bella Vista onto Cross Keys. 360 Painting will get that scheduled once weather allows.
 - c. There are just a few lots left for sale!
 - d. A boat & trailer have been parked at a Claremont residence for an extended period of time. A committee for fines/rules & regulations was approved at the annual meeting, & the committee should ideally have 3-5 members who can create & submit proposed rules to the board. All approved rules & regulations would apply to everyone throughout the community.
 - e. Simensen will be going through Trobudd for the townhouse designs, but they will be held to the same architectural review standards & Ted Budd will send designs to the board for review. Karl states that Trobudd has the right legally to make the decision. An ARC committee was also approved at the annual meeting. Michael notes that he proposed this committee because standards were developed before houses were so close to others. Most spaces in the community are now filled in & it may be necessary to reconsider the design standards based on the impact upon others. Bernard points out that 75% of homeowners would need to vote in favor of any covenant changes.
 - f. Ron asks for an email to be sent to all owners asking for volunteers interested in joining either committee.
5. Landscape Advisory Committee Report: Cindy says that Fine Earth has not planted the Red Cliff plants yet, but Phillip confirmed that they will be next on the list & Cindy requested that they be done by March 1st. She also notes that management had returned the signed contract within 24 hours.

6. Events Committee Report: Kate says the committee met in early January & they have a number of events planned for the spring (Easter egg hunt, 5k, etc.). She also says that they have spent approximately half of their budget so far.
7. Treasurer's Report: Total cash on hand as of 12/31/23 was \$220,866.93. Including investments of \$643,816.44, total assets were \$866,382.90. With a small amount of prepaid income totaling \$1,468.00, total liabilities & capital were also \$866,382.90. With total income of \$182,194.45 & total expenses of \$44,539.35, net income was \$137,655.10. Bernard notes that future financial summaries will reflect the changes to CDs that have matured recently, with the interest earned being reinvested. He also says that the board may want to consider shorter terms next time for liquidity purposes.
8. Open Forum for Owners: Michael appreciates the ability of homeowners to voice their opinions & discuss items throughout the meetings. Ryan asks if there is an update on the Bedford Place construction & says it is now five months past the one-year limit. Karl thinks the construction started in November 2022, making it slightly over a year at this point. Ron says the association can reach out to the homeowner & that a committee can be formed to check in on these things. Mike & Karl both note that the work has been ongoing & there is only so much that the board can do. Frank says there is a letter regarding the new community center possibly being cancelled & asks if the board can review it to send to the homeowners. Kate adds that there is a public forum at Spotswood High School next week. Gene thanks Henry Sherwood for his newsletters.
9. Old Business: (none)
10. New Business
 - a. Red Cliff Lights: The cost of the new lights per Dominion will be \$6000. Mike motions to approve the installation & Gene seconds – motion passes.
11. Next Meeting: Thursday March 21, 2024 at 5:00 PM – Rocktown Realty
12. Adjournment: 5:59 PM (Ron)