

**Crossroads Farm POA**  
**Bi-Monthly Board of Directors Meeting Minutes**  
January 16, 2025 | 5:00 PM  
Location: Rocktown Realty (via Zoom)  
218 East Market Street, Harrisonburg, VA 22801

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

Guest Attendees: Becky Ruckman, Suzanne & Tom Ballew, Pam Kuhn, Kara Layman, Beth Schaeffer, Doug & Lora Stader, & Hillary Ellis

POA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 5:01 PM (President Mike Ruckman)
2. Approval of Minutes from Previous Meeting (7/18/24): Frank motions to approve the minutes as written & Karl seconds – motion passes.
3. President's Report: (none)
4. Treasurer's Report: Total cash on hand as of 12/31/24 was \$259,580.59. Including investments of \$690,000.00, total assets were \$951,280.12. With a small amount of prepaid income of \$900.00, total liabilities & capital were also \$951,280.12. With total income of \$208,099.85 & total expenses of \$125,639.22, net income was \$82,460.63. Overall, the association is matching what the reserve study calls for, plus extra, & the budget is running about \$11,500.00 ahead.
5. Manager's Report
  - a. Meeting Schedule: The schedule for 2025 has been set & is posted on the Crossroads Farm website.
  - b. Directory: This year's directory should be completed & distributed soon.
  - c. Corporate Transparency Act: This legislature was rolled back in December, then reinstated again, & rolled back again as of now. Bernard recommends that all board members still proceed with getting in their information as soon as possible.
  - d. Bella Vista Fence: Spotless power washed the front entrance fence prior to the holidays for decorating. It would be ideal to keep it maintained it each year in the future.
  - e. Red Cliff Lights: There is no update at this time, although Karl says that there are new markings on the snow.

- f. Snow Removal: The contract with Momentum was renewed for this year & they have been doing a nice job overall. It was requested that they try to push snow to the end of Tilbury if possible, so that driveways are left completely clear. The chain across Colchester is down to allow for upcoming construction, so Momentum will also plow that cul-de-sac in the future. With construction on Alnwick, they've been asked to make sure that extra snow is not blocking those lots. Momentum was notified of minor damage at two properties, although Ron says that the vendors have previously not been held responsible. Karl notes that it's difficult to determine where driveways are & suggests that homeowners clearly mark them for the plow drivers.
- g. Delinquency: One owner is two years past due, so a warrant in debt will be filed against them. Four other owners have not paid for the current year.
- h. Sales: All developer lots have been sold now, though various properties have been reselling.
- i. Townhouses: Construction is still underway, but there is no word yet on a completion date or when units will be available for purchase.

6. Landscape Advisory Committee Report: Cindy says that some residents would like to see fertilization removed from the scope of work for Peale's Park. Bernard suggests keeping it for weed control, while Karl suggests better communication from the landscapers & flags to indicate where it was used. Frank notes that a dry product rather than wet may be preferable, & he will send edits for the fertilization section of the scope of work. He also proposes having a liaison to the vendor & Kate would like for there to be a time frame for accountability, along with the ability to notify concerned residents. Cindy would also like to remind Turn-A-Leaf about the final pruning that needs to be done.

7. Events Committee Report: Kate says that they plan to meet on MLK Day. They will be sending a survey to the community & hope to meet again soon to set the year's agenda. Cindy asks if anyone will be taking over the Christmas decorations & Kate says that Doug Jenkins will be handling them going forward.

8. Rules & Regulations/ARC Committee Report: Hillary was hoping for a response from the board regarding the committee's request & Bernard notes that they will need a concise proposal to vote on. Kate suggests that the committee is waiting on confirmation that the board will entertain the idea before putting further work into a document & Hillary agrees. Mike asks if there is a significant need at this time, because he doesn't feel that there is, & Gene points out that there are so few homes left to build now. Karl would like to throw it back to the community to determine their interest & Becky says that she, along with other homeowners, do not like the idea. Kate recalls that there was interest expressed at annual meetings, so a survey of all owners may be useful. Bernard confirms that a survey can be created to see if the proposal would be generally supported or not. Frank inquires about the administration of the survey & Bernard says that this is something that Rocktown Realty has done in other communities. Kate asks for the survey to be reviewed by the board & committee first.

9. Old Business

- a. Entrance Sign: A replacement can be designed for either the center or each side of the Bella Vista entrance. The association has plenty of funds to proceed with either.
- b. Entrance Tree: The association can have it trimmed back & Cindy notes that Bart doesn't expect it to live much longer. If the tree is removed, the sign could be placed in that spot. Karl confirms that there are two lights that focus on that location.

10. New Business: (none)

11. Open Forum for Owners: Cindy says that there are some stones popping off of the Red Cliff signs.

12. Next Meeting: Thursday March 27, 2025 at 5:00 PM – Rocktown Realty

13. Adjournment: 5:55 PM (Mike)

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