

Crossroads Farm POA
Bi-Monthly Meeting Minutes

March 21, 2024 | 5:00 PM

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

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

Board Absentees: Frank Gearing

Guest Attendees: Becky Ruckman, Michael Stoloff, Cathy Rittenhouse, Jim Peters, Cindy Wishon, Ryan & Hillary Ellis, Hal Simonetti, Suzanne Ballew, Dwayne Weaver, Amelia Hall, Aaron Fuchs, & Beth Schaeffer

POA Management: Bernard Hamann

1. Call Meeting to Order & Establish Quorum: 5:00 PM (President Ron Dunham)
2. Approval of Minutes from Previous Meeting (01/18/24): Karl notes a grammatical error in 4e. Mike motions to approve the minutes with the edit & Gene seconds – motion passes.
3. President's Report: Everything seems to be ok overall following the wind storm, minus a couple of trees that fell & minor power outages.
4. Treasurer's Report: The figures included in the packet are different than what is currently reflected in the financial reports. Those changes will be available in all future documents. The main difference to be noted is the interest income that has been earned. Total cash on hand as of 2/29/24 was \$210,947.84. Including investments of \$643,816.44, total assets were \$856,463.81. With a small amount of prepaid income totaling \$2,068.00, total liabilities & capital were also \$856,463.81. With total income of \$184,608.14 & total expenses of \$57,472.13, net income was \$127,136.01.
5. Landscape Advisory Committee Report: Bartlett's proposal for this year's tree care had been emailed to the board prior to the March meeting. Cindy notes that there is extra work for this year, but the total amount is still within the tree care budget. There is another dead zelkova at Red Cliff to be replaced, so the stressed trees need to be addressed. The proposal also includes pruning on Frederick near Hobart. With the pricing being within the approved budget, the LAC may proceed. Cindy also mentions that trucks are now hitting overhanging trees in the left turn lane at the Bella Vista exit. In response to Bill Smith's concerns, Cindy will be monitoring the trees to make sure they are staying healthy & trimming will be scheduled if needed.
6. Events Committee Report: Kate says that the Easter egg hunt will be happening next Saturday afternoon (March 30th). She expects lower attendance this year due to timing with spring break & Easter being so early, but the Events Committee will proceed. They will be working on the rest of the spring schedule & get that information out to the community soon. The next expected event is the 5k.

7. Rules & Regulations/ARC Committee Report: Bernard notes that these committees were formed out of the 2023 annual meeting & they have met with Mike. Mike says they had a great meeting, from which Hillary created a proposal. The initial committee to be formed was for neighbors around homes under construction. They would like for these adjacent homeowners to be able to review ARC submissions, although they would not be able to make any changes or deny any requests. There is nothing to vote on at this point, but a formal proposal will be available at a later date. Mike notes that there are only three lots left to be sold, so the community is largely built out & Hillary points out that the process would also apply for additions/modifications to existing homes. The second committee would be to address a violation procedure for those not abiding by the covenants. Those in attendance used similar procedures from comparable communities in the area to create a proposal. Bernard notes that there have been legal changes since the rules at Springs at Osceola were created, so there are different restrictions on fines now. Hillary asks what happens once the limits for fines are hit & Bernard says there are more drastic measures that could be taken, depending upon the situation (ex. filing a lien against a property). Mike asks if anyone monitors the community & Bernard confirms that management does do inspections. Owners are then contacted as needed for issues like mowing. Mike says the committees expect to meet again prior to the May board meeting.
8. Old Business

Red Cliff Lights: This project is underway, with scheduling to happen soon. Karl would like to review the locations first & will place stakes to avoid any confusion. He also notes that the plan for spotlights will be similar to those at the front & will be separate from the Dominion installation.
9. New Business: Ron announces that he has served as president for over 15 years & nominates Mike to take his place. Gene nominates Ron to take Mike's place on the board. Karl seconds & motion passes.
10. Open Forum for Owners: Cathy says that speeding is still a concern & she was passed by another vehicle near Peale's Park while doing the speed limit. Mike walks the community often & says he observes the same. Bernard notes that the association has tried many times over the years to address speeding, considering speed bumps, speed signs, etc. Hal expresses concern over limited visibility at the top of Frederick, particularly when a vehicle is parked along the road, & the need for a stop light at the Bella Vista entrance. Karl says that VDOT had been contacted previously & they have said a light is not justified at this point. He volunteers to take the lead on engaging a traffic engineer and/or getting additional information. Jim notes difficulty seeing around brush, etc. when trying to pull onto Shen Lake from the Red Cliff entrance, but Mike & Karl think those areas are golf course property or in the right of way. Jim also says there are issues with loud vehicles early in the morning & people not stopping at the Red Cliff/Claremont stop sign.
11. Next Meeting: Thursday May 16, 2024 at 5:00 PM – Rocktown Realty
12. Adjournment: 6:05 PM (Mike)