

Griffin Subdivision POA

Annual Meeting Minutes

June 13, 2024 | 6:00 PM

Location: Rocktown Realty (via Zoom)

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Brian Roach, Roger McCafferty, & Sharon McCafferty

Owner Attendees: Mike Shank, Sonya & Blaine Adams

POA Management: Bernard Hamann

1. Call Meeting to Order & Establish Quorum: 6:03 PM (President Brian Roach); quorum is met with 9 proxies & 5 owners in attendance.
2. Proof of Notice by POA Manager: Notices were sent to all homeowners via DocuSign.
3. Approval of Minutes from Previous Annual Meeting (7/13/23): Roger motions to approve the minutes as written & Sharon seconds – motion passes.
4. President's Report: No report.
5. Treasurer's Report: Sharon defers to Rocktown Realty to review the financials.
6. Financial Review (through 5/31/24): Total operating cash and escrow reserves on hand are \$52,754.42. YTD Net income is \$8,130.05.
7. Community Update
 - a. Community Reminders: Emails have been sent to owners periodically covering such topics as parking in the cul-de-sac & not having signs in the yard.
 - b. Dumpster: There have been few issues lately with items being left at the dumpster to be hauled away. This has saved the Association some haul-away fees
 - c. Delinquency: There are 2 owners who have become delinquent, but both are in contact with the association to catch up on their balances. Neither are at a level that warrant filing liens.
 - d. Sales: The last units sold were back in 2022 – 1 in July & 1 in October – for \$165,000 each, but none since those two. Given the market values have risen dramatically since then, listing prices could easily be \$195,000 now.
8. Old Business

12 Month CD: Owners agree to purchase a 12 month CD This would enable the association to earn significant interest while the funds would be fully protected with FDIC insurance. Rocktown will pursue options and get Board approval by email to proceed.

9. New Business

None

10. Board of Directors Elections: Blaine motions to re-elect the current board & Mike seconds – motion passes.
11. General Questions/Comments: There was concern expressed over landscaper spraying weed killer excessively, causing grass to potentially be killed as well. Rocktown will contact the landscaper.
12. Adjournment: 6:28 PM (Brian)

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