



**The Springs at Osceola  
Board of Directors Meeting Agenda  
November 14, 2023 | 6:00pm  
Location: Rocktown Realty Office & Zoom Videoconference  
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Tim Miller, Charlie King, Brent Lenz, Terri Bradley, Heather Perry, Mike Loso, & Mike Beahm

Other attendees: Dave Perry and 3 additional homeowners attend via Zoom

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Tim); All Board members are in attendance; quorum has been established.
- 2. Review & approve of August 15, 2023 minutes:** Charlie motions, Mike B. seconds, minutes pass as written.
- 3. Manager's Report:**
  - a. Delinquency – The owner paid both balances in full and we no longer have any delinquent owners in the community.
- 4. Financial Review (YTD, October 31<sup>st</sup>):** Through the end of October, we have \$41,054.89 in total operating income and \$41,296.90 in total operating expense.
  - a. For the 'Accounts Receivable' item of \$1,000 on the balance sheet, Charlie says that he called VDOT for the inspection and that we should receive the money back within 2-3 weeks.
- 5. Architectural Review:** 3075 Wellsleigh – Fence
  - a. The owners would like the Board to reconsider the 48" height for the fence and allow 54". Their lot slopes, so the additional 6" are needed to help prevent dogs from jumping over the fence.
    - Tim: We want to have consistency within the community.
    - Mike L. reiterates that consistency is important.
    - Charlie motions to call for a vote, Mike L. seconds.
    - 6 Board members vote to deny the request of 54" and 1 Board member votes in favor of it. The fence cannot be over 48".
- 6. Old Business:**
  - a. Retention Pond – The Board agrees that the retention ponds should be maintained twice a year, so this will be added to the budget line item for 2024.
  - b. Lot Mowing – The Board agrees to continue the 2023 model for the vacant lot mowing.



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- c. ARC Guidelines – The Board goes over the feedback and questions they received from owners regarding the ARC document.
- A grandfather clause should be added to the guidelines.
  - Remove the tree item from the document.
  - Clarify construction hours item.
  - For campers, owners will be permitted to have it outside for 24 hours to be cleaned, and they cannot remain out for days at a time.
  - Update the signage item to reflect 5 square feet.

**7. New Business:**

- a. 2024 Budget – Rocktown presents the draft 2024 budget to the Board.
- We are waiting on a bid from John Pugh for the landscaping of the two entrance signs and other items. Rocktown will send the bid to the Board to review via email once it has been received.
  - Charlie says to update the cost for the retention ponds to be \$2,400 for each visit, not \$2,000.
  - Rocktown will send the updated budget to the Board via email for review and approval.
- b. 2024 Meeting Schedule – The Board agrees to continue the same meeting schedule as 2023.
- The Board will meet quarterly in February, May, August, & November, and hold the annual meeting in October. Rocktown will send the Board dates and update the website accordingly.

**8. Member Input:** None.

**9. General comments/questions:** None.

**\*\*7:00pm** - At this time the Board goes into executive session to discuss the ARC guidelines and Covenants & Restrictions.

**10. Adjournment:** 7:07pm (Tim)

**11. Next meeting:** TBD