



**The Springs at Osceola
Board of Directors Meeting Minutes
May 16, 2023 | 6:00pm**

**Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Tim Miller, Mike Beahm, Brent Lenz, Brenda Jogan, & Charlie King

Board Absentees: Terri Bradley & Lindsey Sodikoff

Owners: Mike Loso, Wes Blank, & Heather Perry

Management Attendees: Bernard Hamann, Drew Preston, & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Tim Miller – President); We have 5 of 7 Board members present to start the meeting, quorum has been established.
- 2. Review & approve of previous BOD meeting minutes:** Charlie motions to approve the minutes as written, Brent seconds, motion passes.
- 3. Financial Review (YTD, April 30th):** We have \$25,989.53 in total operating income and \$4,421.90 in total operating expense.
 - a.** \$50,000 in association funds was put into a 12-month CD and will earn 5.1% interest through the 12 months.

4. Architectural Review:

- a.** 3075 Wellsleigh Place: ARC application was submitted to install a patio in the back of the house off of the existing patio pad under the deck. Will also be adding an outdoor fireplace on the patio.
 - Brent motions to approve, Mike seconds, motion passes. Owner is present at the meeting and is aware of approval.
- b.** Lot 68: The builder contacted Rocktown about doing a front entrance garage as opposed to the side entrance that was submitted previously. The Board asks that they provide an updated set of plans showing the change. Rocktown will reach out to the builder.
- c.** Brent mentions that Andrew Graves had submitted an application for a privacy fence. Rocktown will follow up with owner.

5. Old Business:

- a.** Retention Pond: 3 estimates were provided to maintain the retention ponds in the community. We need to get approval for one of the vendors so they can proceed.
 - Charlie motions to go with Shifflett's, Brent seconds, motion passes. Rocktown will reach out to get them set up.
- b.** Lot Mowing: The first set of lots were mowed at the end of April/beginning of May, and there was some confusion during the process, so we want to get clarification on this process.



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- The Board proposes that a communication needs to go out to let lot owners know that they need to mow by the 15th through the end of each month, and if they do not, the association will mow and charge them.
- Sprouse will be notified to mow on the 1st of the month or after, not before.
- Sprouse mowed lots 59, 60, & 66, which Gary Crummett had been contracted to mow. Brent motions for the association to charge these owners the \$90 that Gary would have charged and that we would just eat the difference. Mike seconds, motion carries 3 – 2. Rocktown will communicate this to the owners and make sure these lots are removed from the list for Sprouse.
- Lots 72 & 73 still need to be cleaned up & be brought to a bush hogging/mowing level. Rocktown will reach out to the owners again and also get a quote to have this addressed if the owners do not take care of it.
- Lot 56 – There is concrete in the road in front of this property and the owner states that it was not done by them during construction. Rocktown will reach out to Gary and see if he can get this cleaned up.
- Lot 23 – The grass was extremely tall and unsightly, and the owners had been reached out to by Rocktown to have this addressed. Because of this, the Board would like to put a rule in place for mowing and will do this via email.

c. Covenant Change: Rocktown had reached out to Clark & Bradshaw to get an estimate of cost to change an article in the Covenants for the association regarding the types of structures permitted in the community.

- It would take at least a 66.667% vote by owners in favor or against a specific change to be able to change the document.

6. New Business:

a. ARC Guidelines: These can be set and put into place by the Board and would not require a Covenant change. The Board can meet as a committee to draft some guidelines before the next meeting.

- Rocktown will send the Board the guidelines for Crossroads Farm as a reference.
- Rocktown will reach out to Clark & Bradshaw to let them know that the document change is not needed at this time.



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- b.** Signage: The Board will let Rocktown know if signs are posted in the community and need to be removed. Rocktown will also send a reminder to all owners that signs are not permitted.
 - Mike Loso states that there are Old Dominion real estate signs in the community that need to be removed.
- c.** Trash totes: These should not be visible from the street. Rocktown will send a reminder out about this as well.
- d.** Pleasant Valley Entrance Sign: Charlie states that a County permit is required for the sign.
- e.** Newsletters: Any reminders or community activities can be given to Rocktown to create a newsletter that can be sent out to the community.
- f.** Dirt bikes: There have been people riding dirt bikes on a neighboring property that has caused frustration with owners in the community.
 - The Sheriff would determine if those riding the bikes are violating the noise ordinance.
 - Rocktown will send a letter to the property owner to let them know that the Sheriff will be contacted if this continues to be an issue.

7. Member Input:

- a.** Mike Loso states that he would like to see some landscaping around the edges of the common area/retention ponds.
 - This will be added to the agenda for the August meeting.

8. General comments/questions:

- a.** Rocktown mentions that the owners of Lot 58 reached out about the brush pile at the neighboring lot (57) and requested that the Board decide what needs to be done with it.
 - The Board is unanimous in stating that it needs to be cleaned up.

9. Adjournment: 7:54pm

10. Next meeting: August 15, 2023 at 6:00pm