



**The Springs at Osceola  
Board of Directors Meeting Minutes  
May 7, 2024 | 6:00pm**

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

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

Board Members Absent: Mike Beahm

Owner Attendees: None

Management Attendees: Bernard Hamann – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:02pm (Tim); we have 5 of 7 Board members in attendance to start the meeting; quorum has been established.
  - a. Brent Lenz joined a few minutes in, making 6 of 7 Board Members present.
- 2. Review & approve of February 13, 2024 minutes:** Heather Perry motions, Charlie King seconds, minutes pass as written.
- 3. Manager's Report:**
  - a. Delinquency – There is one owner who has not paid 2024 dues as of today and they have been contacted.
  - b. Lot Mowing – Owners are being sent reminders, and also being asked to make sure they trim around electrical boxes.
  - c. Construction – Lot 68 is approaching 12 month deadline, and does not appear it will be complete before the deadline.
  - d. Neighbor Concerns – An anonymous complaint has come in from an owner regarding one specific resident in The Springs at Osceola, and asked us to share their concerns with the Board, but not publish these concerns.
  - e. Fines – An owner that had been assessed fines asked to have the BOD consider removing these fines. The Board unanimously rejected this request, and stated the fines were legitimately issued, and would therefore stand.
- 4. Financial Review (YTD, January 31<sup>st</sup>):** We have a total operating income of \$24,899.24 through the end of April and a total operating expense of \$8,188.00.
  - a. The \$50,000 CD matured on 4/3/24; Rocktown will investigate the rates for a new CD, or potentially placing the funds in a Money Market. The Board will give direction and approval prior to proceeding with either option.



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**5. Architectural Review:** There are two lots with ARC requests.

- Lot 67 has presented revised ARC plans. Charlie King Motions, Mike Loso seconds, request is approved unanimously.
- Lot 76 has presented ARC plans with a driveway access off Wexford Drive, with a letter from VDOT approving driveway placement on Wexford. The Board has concerns about limited visibility for a driveway on Wexford, and potential hazards to traffic entering and exiting the neighborhood on Wexford. Rocktown to contact owner to address the BOD concerns, and seek further comments from the owner prior to deciding on this ARC.

**6. Old Business:**

**a. ARC Guidelines –**

- The attorney was reviewing the edits from the BOD. Once attorney Mac Nichols gives his OK, we would need an email vote to approve these guidelines.

**b. Beautification of Ponds**

- Mike Loso presented landscaper estimates for the planting of trees in the 3 common area ponds. Brent Lenz motions, Heather Perry seconds, with unanimous approval to accept Jim Shreckhise's estimate. Mike Loso will bring Rocktown color renderings to take to Adam Hancock at Rockingham County to evaluate, prior to having Shreckhise proceed. Plantings would be scheduled for the fall to give trees the best chance of surviving.

**7. New Business:** None

**8. Member Input:** N/A

**9. Adjournment:** 7:08pm (Tim)

**10. Next meeting:** August 13<sup>th</sup>, 2024 at 6:00pm