



**The Springs at Osceola
Board of Directors Meeting Minutes
February 13, 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 Beahm, Mike Loso, & Brent Lenz

Other Attendees: David Perry – Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Charlie); we have 5 of 7 Board members in attendance to start the meeting; quorum has been established.
 - a. Tim Miller and Brent Lenz joined afterwards, all members now in attendance.
- 2. Review & approve of November 14, 2023 minutes:** Mike Loso motions, Mike Beahm seconds, minutes pass as written.
- 3. Manager's Report:**
 - a. Delinquency – There are 7 owners who have not paid 2024 dues as of today and they have been contacted.
 - b. VDOT Update – Per Charlie, he spoke with Don Komara from VDOT because they did not go past Section 1 of the community during the last snow event.
 - The other sections have not been handed over yet. Per VDOT, paperwork is still needed and there is also a bond to pay.
 - Bernard will reach out to Mike Pugh about this.
 - c. Trash Totes – There is an owner in the community that continuously leaves their trash tote outside where it is visible, even after numerous notices have been communicated from Rocktown.
 - Bernard will follow up with the owner and inform them of the fine structure as well.
- 4. Financial Review (YTD, January 31st):** We have a total operating income of \$19,493.06 through the end of January and a total operating expense of \$2,409.
 - a. The CD is set to mature on 4/3/24; Rocktown will investigate the rates as we get closer.
- 5. Architectural Review:** There are no ARC requests at this time, but there are two new builds that are in progress and Rocktown will send all documents to the Board once received.
 - a. Mike Beahm mentions there is a lot where dirt has been moved, but it has not been touched for a while.
 - Rocktown will reach out to Gary Crummett, as he is the contractor working on the lot.



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6. Old Business:

- a. ARC Guidelines – Owner feedback is reviewed:
 - Section 2.3.6: Question regarding the square footage on an unattached structure.
 - This was based on the last one that was done in the community and on precedent. We want to avoid a second home from being built on a lot.
 - Section 2.9: Fences – this item will remain as is with the height limit of 48”.
 - Charlie motions to approve the guidelines, Mike Beahm seconds, motion carries, subject to legal review.
 - Rocktown will send the document to be reviewed by Lisa Hawkins or another law firm.
- b. 2024 Budget – Charlie motions to ratify the email vote to approve the 2024 budget, Brent seconds, motion carries.

7. New Business:

- a. Beautification Grant – Mike Loso
 - This would be for the retention pond areas in the community to help improve the aesthetics.
 - Grants are available for HOA's.
 - Bernard will reach out to Rockingham County about this, and Charlie will reach out to JMU, as they have done projects like this.
 - Mike Loso is willing to reach out to landscapers for recommendations and the estimated cost.

8. Member Input:

- a. David Perry – Contractors are putting items on sidewalks, such as portable toilets.
 - Rocktown will reach out to lot owners to communicate this with their contractors.

9. Adjournment: 7:05pm (Tim)

10. Next meeting: May 7, 2024 at 6:00pm