



The Springs at Osceola
Annual Meeting of the Owners
Meeting Minutes
October 23, 2023 | 6:00pm
Location: Hotel Madison
710 S. Main Street, Harrisonburg, VA 22801

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

Board Absentees: Lindsey Sodikoff

Other Attendees: 35 owners present in person or by proxy.

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. Call meeting to order & Establish Quorum: 6:00pm (Tim).

a. In order to establish quorum, we need 20% of the homeowners represented, which is 17. We have 12 properties represented in person and 23 represented by Proxy, to give us a total of 35. Quorum has been established.

2. Approval of 2022 Annual Meeting Minutes: Brenda Jogan motions to approve the minutes with an amendment to item 8, second is made, minutes approved with the amendment.

3. Reports:

a. President (Tim):

- The Board is trying to be fair and consistent in regard to the ARC guidelines and encourages owners to provide feedback prior to the next Board meeting in November.

b. Treasurer (Charlie):

- Repairs were made to the main entrance sign.
- A new sign was built at the second entrance off of Pleasant Valley Road.
 - The association has agreed to landscape around this sign, per VDOT.
 - This had been delayed due to the drought but will be done soon with the help from the Phillips with watering.
- Retention pond maintenance has been done and will be reassessed going forward.
- Charlie has spoken with VDOT and the Rockingham County Commissioner and we are waiting on the County to accept the roads. It has been confirmed that the roads would be taken care of by VDOT if we receive an early snow.



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c. POA Manager:

- Lot mowing – Owners of vacant lots have been given until the end of each month between April – November to have their lots mowed. If this has not been done, the association has the lots taken care of by Spouse.
- As mentioned by Charlie, the second entrance sign was built off of Pleasant Valley Rd.
- The association purchased a 12-month CD and invested \$50,000.00 at a 5.1% interest rate, which matures on 4/3/2024.
- The retention ponds have been cleaned up and will continue to be maintained.

4. Financial Review (YTD, September 30th):

- a. Through the end of September, the association has \$8,100.00 in total cash, and total assets of \$59,000.00, which includes the 12-month CD, and is in great shape financially.
- b. The second entrance sign was not budgeted for and accounts for the year-to-date variance.

5. Old Business:

a. Entrance at Pleasant Valley Rd.

- This has been done and will be removed from the agenda.

6. New Business:

a. ARC Guidelines

- These guidelines were created to maintain consistency in the association and to prevent outliers.
- Fines were proposed for what happens if someone doesn't follow the rules.
- The document was created due to the difficulty of changing the Covenants & Restrictions.



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- This would require a 66.67% affirmative vote from owners, an attorney would need to be obtained, and a special meeting be held.
 - This percentage also includes lienholders, and the high bar is intentional.
- The Property Owners Act sets the legal requirements of what fines can be, so this item on the document will be updated.
- Mike Loso asks who to send comments to regarding the guidelines.
 - Send to Kayleigh prior to the next Board meeting, and she will forward to the Board.
- Mr. Perry asks if anything that was built that is not in compliance with these guidelines will be corrected.
 - Anything that was built and approved prior to the guidelines will be grandfathered in.
- The ARC committee currently consists of the Board, and the Board can assign a separate committee if needed.
- Mike Loso asks if there will be standards for garages/outbuildings, especially in regard to square footage.
 - An item E will be added to 2.2.1 of the guidelines to include more specificity on this.
- Pete Jogan believes this document is discriminatory towards new owners who have not yet had their homes built.
- Bernard mentions that the guidelines are not meant to be restrictive, and that they are being put into place to help protect property values in the community.

7. Open Forum:

- a. Kathy Pendleton (3375 Wellsleigh): Drainage empties into the front yard of their property, and something is needed to help filter it out.
 - Gary Crummett recommends they reach out to Rockingham County to address the issue.
- b. Larry Fridley (3095 Wellsleigh): Contractors consistently park equipment on vacant lots on Claybrook Ct. over weekends and during the week.
 - Also mentions that the white part of the concrete on the sidewalk was never finished.



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- c.** Brenda Jogan thanks everyone for their hard work on the ARC document.
 - She does not agree with the guidelines and mentions that her & her husband chose the community due to the lack of rules and regulations, as well as for the beautiful location.
 - Also asks why only 4-foot fences are permitted.
 - Tim: Want to stick with consistency and what was done previously.
 - Gary: The ARC committee that existed prior to the current one did not allow 6-foot fences.
- d.** Mr. Perry states that an appeal process needs to be put into place for owners whose ARC requests were denied.

- 8. Board Member Elections:** *Per the Bylaws, at the initial election of directors by the Association's members, the person receiving the highest number of votes shall serve a 3-year term, the person receiving the next highest shall serve a 2-year term, and the person receiving the third highest shall serve a 1-year term. Thereafter, all directors elected shall serve for a term of 3 years. For this year's meeting, there are two 1-year terms up for election.*

- a.** Brent Lenz nominates Mike Loso.
- b.** Brenda Jogan nominates herself and Heather Perry.
- c.** Brent Lenz & Gary Crummett nominate Wes Blank.

Ballots are handed out to each owner in attendance and the final tally, which also includes proxies that were submitted, reveals that Mike Loso and Heather Perry have been elected with the most votes – congratulations!

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

- 10. Next Meeting:** November 14, 2023 at 6:00pm – Board Meeting