



**Reherd Acres Homeowners Association "A"**

**Board Meeting Minutes**

March 23, 2023 | 6:00pm

Location: Rocktown Realty Office (via Zoom)  
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Bobbi Sharrer, Craig Shoemaker, Tahany Garrison, Kimberly Lester, Kay Morrison, Nancy Wendt, & Bonnie Young

Board Absentees: Dennis Black & Paul Hartman

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:00pm (Bobbi); We have 7 Board members present, quorum has been established.
2. **Approval of minutes from previous meeting (12/8/22):** Nancy motions to approve the minutes as written, Craig seconds, motion passes.
3. **President's Report:** Bobbi met some owners while she was out & about in the neighborhood and had good, pleasant conversations.
  - a. No one is pleased with the trampoline in the front yard.
  - b. The City was contacted about the trash totes.
  - c. Linda has resigned from the Board; Rocktown will remove her information from the website.
  - d. There are potholes on the northside that need to be patched.
  - e. Some items of concern: two-tone fence, painted sidewalk, shed 2 ½ feet above fence, etc.
  - f. We have about \$35,000 cash on hand.
    - i. We have 7 CD's worth \$21,000, and we don't want these to auto-renew.
      1. Rocktown will reach out to Paul about coordinating the funds and CD's, and the CD's must be FDIC insured, as you cannot speculate with association funds.
      2. Bernard notes that the reserve study calls for \$24,000 to be reserved at the end of the year, but you can transfer this at any time.
        - a. \$25,000 is due in 2023 for curbs, which don't need to be done this year, but the association still needs to reserve for this.
        - b. Hoping to put about \$50,000 into CD's to earn interest.



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4. **Treasurer's Report:** None.
5. **Financial Review (YTD, February 28<sup>th</sup>):** Through the end of February, we have \$600.00 in total operating income and \$1,872.80 in total operating expense.
  - a. As these numbers were pulled through the end of February, March dues that have been collected are not reflected on the financials.
6. **Community Update:** Rocktown has had a handful of owners call in with questions regarding the dues increase.
  - a. Once this was explained, most people understood the need for the increase.
7. **Old Business:**
  - a. **Delinquencies:** 5 owners still remain delinquent from last year, and about ½ of the owners have not yet paid first quarter dues as of today.
  - b. **Rules & Regulations:** Rocktown will put together a document with rules pulled from the Covenants and add new rules. These will be sent to the Board via email to review and approve. The document will be distributed to all owners and posted to the website. We can also hang notices at each property.
8. **New Business:**
  - a. **1039 Meadowlark – Request for Shed:**
    - i. Craig – the proposed location for the shed is sloping and the shed will be visible above the fence, but if it is moved to the other corner, it won't be as visible.
    - ii. The Board states that if the owner is OK with moving the shed to the other corner, this request is approved. If they are not, further discussion will be needed.
      1. Rocktown will reach out to the owner.
  - b. **1071 & 1073 Meadowlark:** Both properties exteriors are not being taken care of and need to be addressed.
    - i. Rocktown will reach out to the owners of both properties.



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**9. General Questions/Comments:**

- a. There are 4 vehicles in the parking lot without tags.
  - i. Rocktown can put notices on each vehicle.
- b. There is also a swing set in the common area that needs to be removed.
  - i. Rocktown will put a notice on this as well.
- c. Bonnie states that we need to make sure that residents are aware that the common areas are not for personal use.

**10. Next Meeting:** June 22, 2023 at 6:00pm

**11. Adjournment:** 6:58pm (Bobbi)