



Reherd Acres Homeowners Association "A"

Board Meeting Minutes

June 22, 2023 | 6:00pm

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

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

Board Absentees: Dennis Beck, Paul Hartman, & Tahany Garrison

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:04pm (Bobbi); We have 5 of 9 Board members present to start the meeting, quorum has been established.
 - a. Bonnie joined the meeting at 6:41pm.
2. **Approval of minutes from previous meeting (3/23/23):** Bobbi motions to approve the minutes, Kay seconds, minutes pass as written.
3. **President's Report:**
 - a. Owner of 1039 Meadowlark installed the shed and it's good to go.
 - b. Grass was mowed in yards that needed it.
 - c. There is a yard in the community that is all mulch.
4. **Treasurer's Report:** The association had 7 CDs, which were all closed at a penalty of \$25 per CD. All funds are now with Rocktown, and a new CD was set up through F&M Bank.
5. **Financial Review (YTD, May 31st):** Through the end of May, we had \$8,211.00 in total operating income and \$4,763.99 in total operating expense.
 - a. The expense line item for 'Signage' was mis-classed and has been corrected and moved to 'Supplies/Copying/Postage,' as this was for First-Class stamps.
 - b. The expense line item for 'Accounting' is for tax filing, and the 2022 taxes have not been filed yet, but the association has not had any taxable income up to this point. Because of the CD now earning interest, this will be relevant for 2023 taxes.
6. **Community Update:**
 - a. Some of the vehicles that were tagged have been removed or brought into compliance. Rocktown will follow up with the ones that did not.
 - b. Notices were sent out about mowing, clutter, etc.
 - c. 1063 owner was informed that the shed was not approved and that he could not proceed with the project. Rocktown will follow up.



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- d. 907 is under contract and listed for \$249,900, with a closing date of 6/30.
- e. Rocktown has received multiple noise complaints for 1039 and has reached out to the owner & property manager to address with the tenants.

7. Old Business:

- a. **Delinquencies:** There are 4 owners that have a balance of over \$500.
 - 1. Rocktown was able to reach out to 3 of the 4 via phone or email but has no contact information for the 4th owner aside from the physical address.
 - 2. Craig motions to give these owners until 6/30/23 to pay and if they don't, a lien and warrant in debt will be filed against them. Kimberly seconds. Motion passes.
- b. **Rules & Regulations:** Rocktown drafted Rules & Regulations for the community.
 - i. The Board makes some edits and suggestions for Rocktown to update. Once this has been done, the rules will be posted to the website, sent to all owners, and hung at each property.
 - 1. Rocktown will also have these translated in Spanish.

8. New Business:

- a. **12-Month CD:** A \$50,000 CD was purchased and will earn a 5.5% interest rate over 12 months, which will bring in about \$2,700 in additional income for the association.

9. General Questions/Comments:

- a. The Board agrees to hold the annual meeting in person and would like Rocktown to add a note on the annual notice that owners can submit any questions prior to the meeting that they would like to have addressed.
- b. Kimberly asks about having a newsletter for the community.
 - i. Rocktown will be happy to distribute these and Bobbi said she can hang them at each property as well.
- c. Bonnie asks if tenants are receiving the emails/notices that go out.
 - i. The property manager or owner is responsible for passing information along to their tenants.



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- ii. Rocktown will hang notices at units, so all residents can receive them.
- d. Bobbi asks that everyone read the Reserve Study and to keep an eye out for any potholes that need to be addressed.

10. Next Meeting: September 26, 2023 at 6:00pm – Annual Meeting

11. Adjournment: 7:20pm (Bobbi)