



Reherd Acres Homeowners Association "A"

Board Meeting Minutes

December 19, 2024 | 6:00pm

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

Board Attendees: Bobbi Sharrer, Craig Shoemaker, Dennis Beck, Nancy Wendt, Tahany Garrison, and Kimberly Lester

Board Absentees: Paul Hartman, Bonnie Huggins, and Kay Morrison

Management Attendees: Bernard Hamann and Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm; we have 6 of 9 Board members present, quorum has been established.
- 2. Approval of minutes from previous meeting (6/20/24):** Nancy motions to approve the minutes as written, Craig seconds, motion carries.
- 3. President's Report:**
 - a. Bobbi noted 8 vehicles with expired tags or inspections on the north driveway, along with one pick-up truck with no license plates.
 - b. 1061 and 1063 regularly have junk and furniture in their yards.
 - c. 951 has a wheelbarrow and other supplies in their yard; these items should be put inside the fenced backyard.
 - d. Would like to see about any investment options in the new year.
- 4. Treasurer's Report:** None.
- 5. Financial Review (YTD, November 30th):** Through the end of November, we have \$32,990.97 in total operating income and \$13,418.38 in total operating expense. Our net income of \$19,572.59 is about \$5,000 ahead of what was projected.
 - a. \$30,000 was transferred into the escrow reserve account this week.
- 6. Community Update:**
 - a. Vehicles – During inspections, Rocktown tagged vehicles that were not in compliance.
 - i. The Board would like to have a more consistent approach on this going forward so that this can be better managed.
 - ii. Bernard emphasized the need for fairness and adequate notice for towing vehicles.



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- b.** Trash/Bulk Items – Reminders were sent to the community regarding trash tote placement and bulk pick-up, along with information from the City of Harrisonburg.
 - i.** Kimberly and Craig mention the city's new initiative to collect cardboard waste. Rocktown will get more information from the city on this and will have this information included in the next reminder.
- c.** Tree Removal/Trimming – Trees were identified and were removed or trimmed in the common areas of the community by Dry River Tree Service. There is a tree behind 1046 that needs to be removed, along with a limb laying on the fence bordering the community and Wellington.
 - i.** Rocktown will reach out to have these removed and will also follow-up on planting replacements to be done in the Spring.
- d.** 951 Meadowlark Shed – In speaking with the owner of this property, Rocktown was able to confirm that this shed is temporary and will be removed when no longer needed. We will keep an eye on this and follow up as needed.
- e.** Speeding – Rocktown spoke with the Harrisonburg Police Department, and they informed us that they would be placing a speed sign on Meadowlark Drive.
- f.** Delinquency – There are a few owners that are past due on payments, but all of them except one have made a payment towards their account balance this year. Rocktown sends delinquency notices monthly, along with the quarterly dues statements.
- g.** Sales – Three properties have sold thus far this year, with sale prices ranging from \$254,000 - \$268,000; property values have continued to increase, which is great for the community.

7. Old Business: None.

8. New Business:

- a.** 2025 Budget – Bobbi motions to ratify the email vote approving the 2025 budget, Nancy Wendt seconds, and the motion carries.
 - i.** The budget does include asphalt patching and crack filling for the driveway behind 907-947.



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9. Member Input:

- a. Craig asks about the Corporate Transparency Act.
 - i. Bernard states that the requirement to comply by January 1st has been paused, and Rocktown will update the Board if anything changes.
- b. Rocktown will send the 2025 meeting dates to the Board and post the dates to the website. We will try and move the December meeting to an earlier date to avoid the holidays.
- c. Nancy mentions that there is a dog that is kept outside at a Wellington unit that is behind her townhome. The dog has been digging underneath the fence and coming onto Reherd Acres common area.
 - i. Rocktown manages the HOA for Wellington and will reach out to the owner about this.

10. Adjournment: 6:42pm (Bobbi)

11. Next Meeting: March 18, 2025 at 6:00pm

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