



Reherd Acres Homeowners Association "A"

Board Meeting Agenda

December 21, 2023 | 6:00pm

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

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

Board Absentees: Paul Hartman

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Bobbi); We have 8 of 9 Board members present, quorum has been established.
- 2. Approval of minutes from previous meeting (6/22/23):** Craig motions, Bonnie seconds, minutes approved as written.

3. President's Report:

- a. There is a willow tree hanging over the parking lot from 907 Meadowlark.
 - i. Rocktown will reach out to the owner.
- b. We need to brainstorm what can be done regarding the shopping carts and how to handle them.
 - i. The association can have them removed, but this would be done at a cost, as we don't know who is leaving the carts out.
 - ii. A suggestion is made to hang notices at units to see if we can determine who is doing this.
- c. The swing set should be removed in the spring and a communication will be sent to the community to remove it if belongs to anyone.
- d. The reserve study called for concrete curb replacement & flatwork replacement for 2023, but this has been pushed out.
- e. The meeting dates are good for next year and the Board will decide if they want to move the December meeting to Jan. 2025.

4. Treasurer's Report: None.

- 5. Financial Review (YTD, November 30th):** Through the end of November, we have a total operating income of \$26,287.44 and a total operating expense of \$10,417.26.
 - a. The budgeted reserve transfer amount for the end of this year is \$24,500, but \$20,000 was transferred. The remainder will be transferred in January.



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6. Community Update:

- a. Asphalt Patching: This was completed by VMS.
- b. 1068 Meadowlark Vehicle: The vehicle has been removed from the community, as the owner sold the unit and the tenant moved out.

7. Old Business:

- a. Delinquencies: The association filed liens and warrant in debts against two owners in the community. One owner paid off their balance in full and the case was dismissed. The other owner is on a payment plan, and we will have the case continued as long as payments are regularly made.
 - i. There are now 6 units that are over the \$500 mark, and we will wait to see if payments are made in December and will file on them in January if necessary.

8. New Business:

- a. Towing: Rocktown will continue to follow up and tag any vehicles that are not in compliance.
 - i. The Board is OK with switching to JL towing for the community. KAR is the current company.
 - 1. Rocktown will reach out to JL about this and get signs posted.
 - ii. Bobbi mentions that the abandoned vehicle is still parked on Meadowlark, which is a public street.
 - 1. Rocktown will follow up with the non-emergency line to tag the vehicle and remove it.
- b. Landscaping: The community currently does not have landscaping/mowing done for yards or common areas.
 - i. If the yards are done, it would only be yards that do not have fencing. If the yards are fenced, that would be the owner's responsibility.
 - ii. Bobbi suggests only having the common areas done.
 - iii. Bonnie motions to get pricing for the common areas and unfenced yards separately, Kay seconds, motion carries.



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1. Once we have quotes, a survey can be sent to owners to gauge interest.

9. General Questions/Comments:

- a. We have not received a response from the owner of 1081 Meadowlark regarding the tree branches hanging over the driveway.
- b. The Wellington fence will be repaired soon.
 - i. The materials for the panels had to be sourced from Dutch Way, which is why there was a delay in getting the fence repaired.
- c. The maple tree behind Bobbi & Kay's properties has a branch that is hanging over the driveway.
 - i. This can be readdressed in March along with any other trees.
- d. There are cypress trees on the southside of the community that are dead or dying.
 - i. We will need to check the property lines on these to determine whose property they are on before removing them.

10. Next Meeting: March 28, 2024 at 6:00pm

11. Adjournment: 7:02pm (Bobbi)