



**Reherd Acres Homeowners Association "A"**

**Board Meeting Minutes**

March 28, 2024 | 6:00pm

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

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

Board Absentees: Paul Hartman & Tahany Garrison

Management Attendees: Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:02pm (Bobbi); We have 7 of 9 Board members present, quorum has been established.
2. **Approval of minutes from previous meeting (12/21/23):** Kay motions, Dennis seconds, minutes pass as written.
3. **President's Report:**
  - a. One of the townhomes has had solar panels installed on the front and back of the roof.
  - b. Another townhome has had a radon system installed.
    - i. Kimberly mentions that she has some radon test kits if anyone needs one.
  - c. Residents of 1058 Meadowlark are moving and slowly removing the boats that are parked in the back.
  - d. Less shopping carts have been seen in the community.
  - e. 907 Meadowlark's willow tree still needs to be trimmed.
    - i. This is a Rocktown managed unit, and we have reached out to have this addressed.
  - f. We want to look into doing tree trimming and removal this year.
4. **Treasurer's Report:** None.
5. **Financial Review** (YTD, February 29<sup>th</sup>): Through the end of February, we have \$2,938.84 in total operating income and \$2,336.86 in total operating expense.
  - a. These numbers do not reflect first quarter dues that have been collected as of March 2024.



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**6. Community Update:**

- a. Vehicles: Rocktown reached out to HPD about the vehicle that was parked on Meadowlark in front of 1039, and they came out to tag the vehicle.
  - i. The vehicle was then moved to the parking area behind the property, and Rocktown reached out to the owner about removing it or getting it current. If this had not been done, the association would have the vehicle towed.
    - 1. The vehicle was removed from the property and has not been back.
  - ii. Rocktown will be doing another inspection for vehicles soon and reaching out/tagging as needed.
- b. Swing Set: A notice was sent to all owners to remove the old swing set by 3/31, otherwise it will be hauled away.
- c. Trash: Rocktown was contacted about trash bags being left on the front porch of 1074 Meadowlark more than once; notices were sent to the property manager for that unit.
  - i. Rocktown will send a reminder to the community about totes being placed in the rear of properties and will also reach out to Harrisonburg Public Works.
- d. CD: The association purchased a 15-month CD earlier this year, in the amount of \$20,000.

**7. Old Business:**

- a. Delinquencies: There are currently 2 owners that owe over \$500 and will be filed on if payment is not received.
  - 1. Rocktown contacted one of them and was told they would be paying the balance.
- b. Towing: JL towing signs have been installed in both parking areas and will be contacted if any vehicles need to be removed from the property.
- c. Landscaping: Rocktown reached out to get estimates from vendors for mowing common areas and resident yards.
  - i. One vendor declined, and Rocktown will reach out to others to see if quotes can be provided.



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1. Bonnie suggests reaching out to E&J Lawn Care Service LLC, as they take care of her properties.

**8. New Business:**

**9. General Questions/Comments:**

- a. The cypress trees on the southside of the community need to be checked, as some of them are dead or dying.
  - i. We need to check property lines to determine what property they are on before any action is taken.
- b. There are 2 pine trees on the northside, behind 1040 Meadowlark, that need to be looked at, as well as a maple tree behind 1069.
- c. There is still a hole in the Wellington fence that needs to be repaired.
- d. 1082 Meadowlark has boxes on their front porch that are always left out; Rocktown will reach out.
- e. 951 Meadowlark has building supplies outside of their fence.
- f. Rocktown will check fences and parking areas/driveways for needed repairs during the next inspection.

**10. Next Meeting:** June 20, 2024 at 6:00pm

**11. Adjournment:** 7:02pm (Bobbi)