



**Reherd Acres Homeowners Association "A"**

**Board Meeting Minutes**

June 20, 2024 | 6:00pm

Location: Rocktown Realty Office (via Zoom)

218 East Market Street, Harrisonburg, VA 22801

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

Board Absentees: Paul Hartman, Tahany Garrison, & Kay Morrison

Management Attendees: Kayleigh Sponaule – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:00pm (Bobbi); we have 5 of 9 Board members present to begin the meeting, quorum has been established.
  - a. Bonnie Young joins at 6:10pm, to give us 6 members.
2. **Approval of minutes from previous meeting (3/28/24):** Craig motions to approve the minutes as written, Bobbi seconds, motion carries.
3. **President's Report:**
  - a. New roofs have been seen on some of the townhomes, along with some power washing also being done.
  - b. The willow tree that was hanging over the parking area was trimmed.
  - c. The seasonal reminders from Rocktown are great.
  - d. Very happy with how things are going overall.
4. **Treasurer's Report:** None.
5. **Financial Review** (YTD, May 31<sup>st</sup>): Through the end of May, we have \$15,068.03 in total operating income and \$5,593.88 in total operating expense.
  - a. The \$50,000 CD matures on 6/26/24 and Rocktown will check on interest rates and will send to the Board for approval to renew.
6. **Community Update:**
  - a. Vehicles: Rocktown went through last week and tagged 7 vehicles that had expired registrations, state inspections, or no tags/inspections.
    - i. A follow up inspection will be done and any vehicles that have not been addressed will be towed.



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- b. Trash/Bulk Items: Several units were noted to have trash and some bulk items in the front and side yards; they were contacted by Rocktown to have everything removed and disposed of properly.
- c. Property Maintenance: Some owners were also contacted about power washing, mowing, and landscaping.
- d. 951 Meadowlark: Rocktown reached out to the City of Harrisonburg Community Development Office regarding concerns about a business being run from this property weekly on Saturdays.
  - i. They informed us that if it is just a yard sale, that is permitted, but if it is a retail business, then it is not. They were going to mail a notice to the owner next week.

**7. Old Business:**

- a. Landscaping: Rocktown obtained an estimate for mowing of the common areas as well as unfenced yards.
  - i. For just the common areas, the estimate was for \$6,000; this breaks down to just over \$7 per month per townhome.
  - ii. For the common areas and unfenced yards, the estimate was for \$13,500; this breaks down to just over \$16 per month per townhome
    - 1. The Board requests that a survey be sent to owners with this information to see what input we receive.
      - a. They also request that the survey include an item gauging interest in the annual meeting being via Zoom or in-person.
      - b. Rocktown will create a survey and send out to all owners.

**8. New Business:**

- a. Tree Removal/Trimming: Rocktown obtained an estimate to remove dead trees and trim others that are in the common areas.
  - i. Dry River Tree Service quoted the project at \$3,350.
    - 1. The Board asks if this quote includes stump grinding. Rocktown will follow-up with the vendor to confirm and let the Board know.
  - ii. Dennis asks about replacing the trees once they are removed.



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1. Rocktown will reach out to obtain estimates for this.

**9. General Questions/Comments:**

- a. Craig mentions that the community will be having a yard sale on Saturday, August 17<sup>th</sup>, with a rain date of the 24<sup>th</sup>; Rocktown will send a notice to owners about this.

**10. Next Meeting:** September 24, 2024 at 6:00pm (Annual Meeting)

**11. Adjournment:** 7:07pm (Bobbi)