

**Shady Creek Homeowners Association  
Annual Meeting Minutes**

June 29, 2023 | 6:00 PM

Location: Grottoes Volunteer Fire Department  
109 Third Street, Grottoes, VA 24441

Board Attendees: John Bowman & Rob Lynch

Board Absentees: Bob Stickley

HOA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 6:00 PM (President Rob Lynch); quorum is established with the developer in attendance.
2. Proof of Notice by POA Manager: Notices were sent to all homeowners via DocuSign and/or USPS.
3. Approval of Previous Meeting Minutes (6/30/2022): John motions to approve the minutes as written & Rob seconds – motion passes.
4. Developer Report: Rob says that all phases are complete at this point, but Redwing LLC is in negotiations with Ryan Homes for future phases due to doubled prices. Construction is in a holding pattern for now, but there are still 100 new homes to go. There are no roads, etc. yet, either. Also required would be a turn lane from 340 that would cost over \$1 million to install.
5. Community Update
  - a. Construction: All new construction is currently paused.
  - b. Retention Pond: A barrier was installed as a safety precaution to alert drivers to the drop off into the pond. Per homeowner request, the developer had a mosquito treatment done.
  - c. Speeding: Residents are reminded to please be cautious when driving through the community & to obey all traffic laws to keep everyone safe. Offenders can be reported to the Grottoes Police Department or to Rocktown Realty to contact the specific homeowners.
  - d. ARC: Homeowners are reminded that exterior modifications (ex. fences & sheds) need to be approved by the board of directors prior to work beginning. Applications & design standards are available on the community's website.
6. Old Business: (none)

## 7. New Business

- a. Delinquency: There is currently over \$1200 in past due dues. Dues are set at \$60.00/quarter with a 10% late fee. It has been very difficult to pay bills & the developer has had to contribute funds to cover expenses. The budget is already tight for the year; while a surplus is not needed, enough money is necessary to cover all of the operating expenses.

## 8. Open Forum for Owners:

- Will the road be paved? Rob says that it will be eventually, but they are currently tied up in negotiations with Ryan Homes. Paving will not be done before construction is completed, though.
- How many years out from completion is the community? John says it's roughly two years if an agreement can be reached.
- What can be done about grass clippings going into the retention pond? There really isn't anything that can be done to prevent it. There will also not be a fence put up.
- Will any more retention ponds be put in? Rob says there will be one down by the creek. Mable Claytor will eventually be 7 acres of park deeded to the town at the end of development.
- What about children playing on construction equipment? Rob says that the equipment has to stay on-site, as it isn't feasible to continuously take it in & out of the community.
- Is there a plan to neaten/change the gravel along the sides of the roads? Rob says there isn't a plan at this point & owners should police in front of their individual homes. This will eventually be a VDOT responsibility, but owners can let the association know in the meantime if there are any major issues like holes or washout.
- Can the small empty lot across from the mailboxes be maintained? Rob says the landscaper can address this.
- Can the community have a social media presence? There is a Facebook page for Shady Creek, but it is maintained by a homeowner & not affiliated directly with the association, developer, or management company.
- Can street lights be addressed, as it's dark in the community? Rob says the lights are in that have been approved by the town & they're owned by Dominion. Owners say that the lights at the corner of Mandolin & Rice has never worked. They've tried contacting the town & Dominion will randomly come to work on them.
- Can waste stations be installed? Rob says they likely wouldn't be placed along the main road & Bernard notes the cost involved to buy & maintain the stations. John suggests sending an email reminder to owners about cleaning up after their dogs.
- Are there any breed restrictions for dogs? Bernard says there aren't any restrictions in the covenants, but homeowners should check their individual insurance policies.

9. Election of Board of Directors: With the developer still in control of the community, the existing board will remain as is.

10. Adjournment: 6:31 PM (Rob)

DRAFT