

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)

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