

Shady Creek Townes Homeowners Association
Annual Meeting Minutes

June 29, 2023 | 7:00 PM

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

Board Attendees: Rob Lynch & John Bowman

Board Absentee: Bob Stickley

HOA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 7:00 PM (President Rob Lynch); quorum is met by the developer being in attendance.
2. Proof of Notice by POA Manager: Notice was 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 construction is currently on hold until a turn lane can be put in at entrance from 340. They are in negotiations with Ryan Homes over development costs & the last set of townhomes will be completed if an agreement can be met.
5. Financial Report (through 5/31/2023): Total cash on hand is \$47,451.77. Including prepaid income of \$5,786.43, total liabilities & capital are also \$47,451.77. Total income at this time is \$27,821.01 & total expenses are \$21,131.18, giving the association a net income of \$6,689.83.
6. Community Update
 - a. Construction: Construction has been paused for now & more information will be shared once it is available.
 - b. Paving/Striping: This work is being scheduled for August & will be done in sections throughout Carson Circle. Owners will be notified when vehicles will need to be moved. Spaces will not be made any larger than they are at this time.
 - c. Trash: Residents are reminded to not leave trash out, as it should be taken directly to the dumpsters.
 - d. Mowing: Yards must be cleaned up prior to the landscaper's arrival & gates need to be left unlocked. Otherwise, the yard will be skipped until the next visit.
 - e. ARC: Prior to beginning any exterior modifications to their property, homeowners are required to submit an application to the board for review & approval. The form is available on the Shady Creek Townes website & can be submitted directly to the Rocktown Realty office or via email.

7. Old Business

- a. Development Update: Property values have risen a great deal in the community.

8. New Business: (none)

9. Open Forum for Owners: One homeowner asks if there will be any lighting for the dumpsters. The board will check into this & think that solar lights may be an option. Another owner asks why a weed eater is being used to cut yards & notes that vinyl siding has been damaged. Rocktown Realty will reach out to the landscapers. Another owner asks about parking. Non-road worthy vehicles should be reported to Rocktown Realty to follow up with the owners. It will be easier once the paving/striping has been completed to identify these owners, but towing information would have to be posted before towing could be enforced. Bernard notes that it would be an option to implement parking passes, but recommends first seeing how the numbering goes. The Mable Claytor parking lot is for the park being deeded to the town.

10. Election of Board of Directors: As the developer is still in control of the association, the existing officers will remain the same for the upcoming year.

11. Adjournment: 7:50 PM (John)