



Cedar Point Board Meeting Minutes

June 10, 2025 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Gail Mitchell, Lisa Souder, David Bates, Chad Williams, & Cindy Parnell

Board Absentees: Paula Miller & Samantha Lamas

Management Attendees: Kayleigh Sponaugle & Sandra Craig – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:04pm (Gail); we have 4 of 7 Board members present to begin the meeting, quorum has been established.
 - a. Cindy joins the meeting at 6:12pm to give us 5 members.
- 2. Approval of meeting minutes from March 11, 2025:** Gail motions to approve the minutes as written, David seconds, motion carries.
- 3. Financial Update (YTD, May 31st):** Through the end of May, we have a total operating income of \$41,219.52 and a total operating expense of \$38,133.21.
 - a. The discrepancy is from 3 projects that were completed that were not budgeted for this year – the dumpster pad expansion, the step repairs, and the front visitor spaces, and from snow removal being more than what was budgeted for.
- 4. Community Update:**
 - a. Dumpster Pad Extension – This project was completed in April by Concrete by Design.
 - i. Chad mentions some grooving past the extension on both sides and suggests keeping an eye on this and budgeting for repairs in the future.
 - b. Steps – The step repair has been completed by VMS, and they look great.
 - c. Front Visitor Spaces – The visitor spaces at the front of community have been repaired by Perfect Parking and the area is much smoother and more level.
 - d. Delinquency – There is one owner that is over \$1,000 past due, but they are on a payment plan.
 - i. There are 5 units that are over \$500 past due that we are keeping an eye on.
 - e. Landscaping at Front of Units – Gail likes having plantings at each unit and wants to know how other Board members feel.
 - i. Chad mentions that he had plants previously, but had them removed, which has made the area easier to maintain.



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5. Old Business: None.

6. New Business:

- a. Front Visitor Space Signage – Paula had requested this be on the agenda for this meeting, but since she was unable to attend, this will be tabled for discussion until the next Board meeting.
- b. Power Washing Fence – Rocktown presented the request for this to the Meadowbrook Board, and they wanted to know if Cedar Point would be willing to split the cost.
 - i. The Board is unanimous that Meadowbrook maintain and clean both sides of the fence since they were the ones that installed it.
- c. 2025 Annual Meeting – The Board is good with holding the annual meeting at Horizons Edge again, so Rocktown will reach out to reserve the meeting space for September.

7. Member Input: None.

8. Adjournment: 6:27pm (Gail)

9. Next Meeting: September 9, 2025 at 6:00pm (Annual Meeting)