

Hunters Ridge POA
Quarterly Board of Directors Meeting Minutes
January 23, 2025 | 4:30 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Ken Reeves, Michael Osinski, Julie Hamann, Amber Ham, John Going, Nico Iglesias, & Curtis Prince
HOA Management: Bernard Hamann, Kristin Bosworth, & Adrianna Ladd

1. Call Meeting to Order & Establish Quorum: 4:30 PM (President Julie Hamann)
2. Approval of Minutes from Previous Meeting (1/25/24): John motions to approve the minutes as written & Ken seconds – motion passes.
3. Financial Review (through 12/31/24): Total cash on hand at the end of the year was \$402,073.22 & total assets were \$622,164.84. Including prepaid income of \$17,527.73, total liabilities & capital were also \$622,164.84. Total income was \$520,977.09 & total expenses were \$852,753.24, giving the association a year-end net income of - \$331,776.15. Julie inquires about reserves & Bernard says that the association is still running close to the current reserve study. Once the new study is completed, the budget can be reassessed if necessary.
4. Community Update
 - a. Projects
 - i. Lights: The new lights have all been installed. The 1396 building & a base in the visitor lot need to be addressed once weather allows, so Dean Brothers should have that completed next week.
 - ii. Security Cameras: All of the cameras have been installed & record around the clock. More cameras could be added this year if the board would like. Michael inquired about access for all owners & if there are any legal liabilities. Bernard says more information would be needed from a legal expert & Rocktown will explore the possibility of providing open access via a link on the Hunters Ridge website.
 - iii. Quest: The last three condos have had their Quest replaced & dry wall repairs completed, with oversight to be scheduled for next week. The completion of this project should open up more options for insurance bids next year.
 - iv. Spruces: The remaining spruces have been installed at breezeway entrances, along with their fencing.
 - v. 1366/1372 Mailboxes: This is the next set of mailbox clusters that need to be replaced, so pricing will be sent to the board for review.

- b. Maintenance
 - i. 1336 Roof Leak: Senger repaired the roof & VMS repaired the interior damages in 1336L.
 - ii. 1330/1340 Water Pressure: Tenants in both buildings had reported low water pressure in their condos, so 2 Brothers replaced the pressure reducing valve for the buildings.
 - iii. Breezeway Lights: Some of the ceiling lights in breezeways were out, so VMS replaced those as needed throughout the community.
 - iv. Front Door/Trim Painting: VMS touched up paint throughout the community as needed.
- c. CTA: Bernard notes that legislation has been going back & forth on whether to enforce the Corporate Transparency Act. He recommends that all boards proceed with completing it regardless, so it is already taken care of.
- d. 1384 Pest Treatments: Tenants in different units had reported roaches & Ugly Bug confirmed after an inspection that treatments should be done. Several condos received a series of treatments, with one condo continuing to receive further treatments. The issue now appears to be under control.
- e. Snow Removal: With the recent winter weather, expenses are approaching \$5,000 & there are still a couple of months left with the potential for snow/ice. Curb Appeal has been doing a nice job of keeping everything clear per the contract & quickly addressed any issues that arose. For next year's contract, more specific language regarding the quad fire lanes can be added, along with the sidewalk that runs on the north side of 1380 & 1390.
- f. Reserve Study: The reserve study is due to be updated this year, so quotes from different vendors will be sent to the board for review. With the last study being done in 2020, this will give a more accurate picture of current conditions, such as post-pandemic inflation.
- g. Delinquency: There is only one owner in the community who is delinquent, with a balance under \$500. Owners are otherwise current on their payments.
- h. Sales/Occupancy: Only five properties have sold through the MLS system over the past year & 1340F just closed in a private sale. 1380F closed yesterday for \$210,000. Bernard notes that there hasn't been much movement lately due to the real estate market & many investors are holding on to their condos. Julie says that Rocktown Realty's managed units are full right now & many are already leased for next year.

5. Old Business

- a. Breezeway Railings: ADA handrails were installed in all buildings other than 1366, per the city's requirement.
- b. Insurance: The policy with Farmers was cancelled, with coverage now provided through Connie Phillips.

6. New Business: (none)
7. General Comments/Questions: (none)
8. Date of Next Meeting: Thursday April 24, 2025 at 4:30 PM (Community Walk-Through)
9. Adjournment: 4:55 PM (Julie)

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