



The Springs at Osceola
Board of Directors Meeting Minutes
November 11, 2025 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Charlie King, Mike Loso, Terri Bradley, Heather Perry, Brent Lenz, Scott Arbogast, & Mike Beahm

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 5:57pm (Heather)
 - a. We have 6 of 7 Board members present to begin the meeting; Brent joins at 6:12pm, and all members are now present.
- 2. Review & approve of August 12, 2025 minutes:** Charlie motions to approve the minutes as written, Mike L. seconds, motion carries.
- 3. Manager's Report:**
 - a. Retention Pond Trees/Watering – The replacement trees were planted around the retention ponds by Shreckhise and Grassroots will be watering them 2x/month through the spring as needed.
- 4. Financial Review (YTD, October 31st):** We have \$33,324.70 in total operating income through the end of October and \$37,028.44 in total operating expense.
- 5. Architectural Review:** None.
 - a. Bernard thanks the Board for their help with the ARC reviews that come in.
 - b. Brent motions to approve adding the following language to the new home application: "Home must be staked out on the lot prior to approval."
 - Heather seconds, motion carries.
- 6. Old Business:**
 - a. Mowing Policy – Scott motions to ratify the email vote approving the update to the mowing policy to include mowing being completed every 2 weeks, Charlie seconds, motion carries.



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- b.** Lot 73 Construction – Construction on this lot has surpassed the 12-month timeline and the owner should be assessed daily fines.
- The one-time \$50 fine was assessed 9/1/25, with the \$10/day beginning on 9/2.
 - Rocktown will send the owner a statement reflecting the charges up to this point.

7. New Business:

- a.** Lot 61 Construction – Construction on this lot will surpass the 12-month time frame as of 11/14. The builder has requested an extension, with a new completion date of 12/19.
- The Board unanimously agrees that because this project had previously been granted an extension, an additional one will not be given. The one-time \$50 fine will be assessed on 11/14, with the \$10/day fine to follow until it has been completed.
- b.** Lot 81 Lot Mowing Charges – The owner of lot 81 has requested that the lot mowing charges on their account be waived because they believe this was done in error.
- The Board agrees that the charges will stand and to send the owner a list of dates when communication took place.
- c.** Street Cleaning – Charlie spoke with Don Komara at VDOT about cleaning up the gravel on the streets in the community. VDOT will do this, but we will need to call them in the spring.
- d.** 2026 Retention Pond Maintenance – Mowing of the retention ponds will continue to be done 2x/year as needed; this could increase depending on weather.
- e.** Community Directory – The Board agrees to have a community directory.
- Rocktown will send information out to owners who will have the option to opt in to provide their contact information.
 - Charlie states that his wife can put the directory together once everyone has had an opportunity to respond.
- f.** Digital Speed Signs – Purchasing one of these signs would be a large expense to the association.
- g.** CD – Charlie motions to ratify the email vote to renew the CD, Brent seconds, motion carries.
- h.** 2026 Landscaping – Charlie motions to approve the proposal from Pugh's Landscaping and for it to include the retention pond area they walked through, Brent seconds, motion carries.



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- i. Board Positions – Mike L. nominates Charlie to be the president of the Board.
 - Terri will serve as the secretary/treasurer.

8. Member Input:

- a. There are several vacant lots that need to have brush piles cleaned up.
 - Rocktown will send notices to each lot owner letting them know this will need to be taken care of.
- b. There is one lot on Claybrook that the Board would like to send notice to clean up their lot in 30 days; if not completed after that time, the association will take care of it and bill the owner.

9. Adjournment: 7:26pm (Charlie)

10. Next meeting: February 10, 2026 – 6:00pm