



**The Springs at Osceola
Board of Directors Meeting Minutes
May 13, 2025 | 6:00pm**

**Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

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

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Tim)
 - a. We have 6 Board members present to begin the meeting; quorum has been established.
 - b. Terri joined at 6:03pm; all Board members are now present.
- 2. Review & approve of February 11, 2025 minutes:** Charlie motions to approve the minutes as written, Mike B. seconds, motion carries.
- 3. Manager's Report:**
 - a. Delinquency – Only one owner has not paid 2025 annual dues, there are no other delinquencies.
 - Rocktown has reached out to the owner to pay the balance owed.
 - b. Mowing – The first lot mowing by the association was completed in April.
 - A concern is raised regarding houses under construction and the responsibility to maintain the grass outside of the fence.
 - Rocktown will send a blanket communication to these lot owners to remind them of this.
 - Rocktown will reach out to lots that did not appear to be mowed last month; these lots are being maintained by owners and are not on the list for the association to mow.
 - c. Retention Pond Tree Watering – Grass Roots has been contracted to water the trees as necessary.
 - Thank you again to Mike L. for helping with this project.
- 4. Financial Review (YTD, April 30th):** Through the end of April, we have \$28,377.73 in total operating income and \$17,853.79 in total operating expense.
- 5. Architectural Review:**
 - a. Lot 42 New Home Build – The Board discusses concerns about the placement of the proposed house on the lot.
 - Rocktown will reach out to the owner to request that the house be aligned with the other homes on Leighton Way and centered between Lot 41 and Huntington Springs Road.



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6. Old Business:

- a. Shed Guidelines – The Board approves the updated language for shed guidelines to the following: “Sheds should be located close to the main structure and should utilize the existing topography as much as possible to limit their sight from other lots. Sheds may need to be blocked from view with landscaping at the discretion of the board.”
 - Rocktown will update the document, repost it to the website, and distribute it to all owners.

7. New Business: None.

8. Member Input:

- a. The Board discusses homes that are currently under construction, with some members expressing concerns about projects that seem to have stalled or will take longer than 12 months to complete.
 - If this timeframe cannot be met, owners should contact the HOA prior to the deadline.
 - If work goes past the deadline, an initial fine of \$50 will be assessed, followed by \$10/day until the home has been completed (this is up to a maximum of 90 days).
- b. Terri mentions that she will be submitting plans for approval for a new home build soon, with the timeline for construction beginning in the fall.

9. Adjournment: 6:27pm (Tim)

10. Next meeting: August 12, 2025 at 6:00pm