



**The Springs at Osceola
Board of Directors Meeting Minutes
August 12, 2025 | 6:00pm**

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

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

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

- 1. Call meeting to order & establish quorum: 6:00pm (Tim)**
 - a. We have 6 of 7 Board members present to begin the meeting; quorum has been established.
 - Brent joins the meeting at 6:10pm, all members now present.
- 2. Review & approve of May 13, 2025 minutes:** Charlie motions to approve the minutes as written, Heather seconds, motion carries.
- 3. Manager's Report:**
 - a. Delinquency – There is one owner that has not paid 2025 dues, and Rocktown has reached out to them again for payment.
- 4. Financial Review (YTD, July 31st):** Through the end of July, we have a total operating income of \$29,145.41 and total operating expense of \$30,259.19.
 - a. The discrepancy is from the trees that were planted around the retention ponds, as these were not budgeted for.
- 5. Architectural Review:** None.
 - a. Bernard thanks the Board for the review and approval of Lot 42.
- 6. Old Business:** None.
- 7. New Business:**
 - a. Vacant Lot Mowing – The Board discusses updating the frequency of the lot mowing from monthly to every two weeks due to overgrowth caused from heavy rain.
 - They also discuss no bush hogging and only zero turn mowers being permitted and adding language about trimming along curbs and sidewalks, as well as around utility boxes.
 - Mike L. motions to approve updating the mowing policy to be completed every 2 weeks and to include trimming curbs, sidewalks, and around utility boxes. Mike B. seconds, the motion carries.



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- Tim will draft the updated language and send to the Board for approval via email and this will be presented to owners at this year's annual meeting in October.

8. Member Input:

- a. Mike B. mentions some buckling on the sidewalk across the street from Charlie.
 - Bernard will contact VDOT.
- b. Mike B. also mentions there is a black pipe without a cover being 10-feet off the sidewalk. This is also across the street from Charlie.
- c. Lot 73 will be at the 12-month mark for construction in September and a reminder needs to be sent the lot owner behind Mike B. regarding their construction timeline.

9. Adjournment: 6:30pm (Tim)

10. Next meeting: October 21, 2025 at 6:00pm – Annual Meeting (Hotel Madison)