



The Springs at Osceola
Annual Meeting of the Owners | Meeting Minutes
November 6, 2024 | 6:00pm
Location: Hotel Madison
710 S. Main Street, Harrisonburg, VA 22801

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

Other Attendees: 35 owners present in person or by proxy.

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & Establish Quorum:** 6:00pm (Tim).
 - a. To establish quorum, we need 20% of homeowners represented, which is 17. We have 17 properties represented in person and 18 represented by proxy, to give us a total of 35. Quorum has been established.
- 2. Approval of 2023 Annual Meeting Minutes:** Ryan Sodikoff motions to approve the minutes as written, Beth Beahm seconds, motion carries.
- 3. Reports:**
 - a. **President (Tim):**
 - The ARC guidelines have been established.
 - Will take care of fixing the lights at the entrance sign off Wexford and Pleasant Valley Rd.
 - b. **Treasurer (Charlie):** None.
 - c. **POA Manager:**
 - ARC Guidelines – Legal review was done on the ARC guidelines document, and it was finalized and approved by the Board; it has been posted to the website and was sent to all owners.
 - Retention Pond Beautification – The scheduled plantings for the retention ponds are scheduled for early December.
 - Mike Loso: 55 trees will be planted around the perimeter of the 3 retention ponds, and the work is being done by Shreckhise. The scheduled start date is December 2nd and is dependent upon weather. The plans were approved by Rockingham County.



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- Investments - \$40,000.00 has been invested in a 12-month CD at an interest rate of 4.3%, maturing September 2025.
 - \$50,000.00 had previously been invested, but \$10,000.00 was pulled out and deposited into the operating account to help with funding of the retention pond beautification project per direction from the Board.
 - VDOT Transition – VDOT is scheduled to take over the roads in spring 2025, so all maintenance and snow removal will be done by them and will not fall upon the association.
- 4. Financial Review (YTD, October 31st):** Through the end of October, the association has \$34,658.79 in total operating income and \$29,195.48 in total operating expense, for a net income of \$5,463.31, which is over \$1,100 ahead of budget for the year.
- 5. Old Business:** None.
- 6. New Business:** None.
- 7. Open Forum:**
- a. Beth Beahm announces that there will be a ladies Christmas coffee being held on Thursday, December 12th, from 9-11am at 2805 Huntington Springs Drive. More information will be sent to Rocktown to send to all owners and will also be posted on the association's Facebook page.
 - b. An owner asks if anything can be done regarding construction vehicles going through the community and if access can be limited to only the second entrance.
 - Gary Crummett states that per VDOT, we cannot restrict anyone from accessing the street.
 - Rocktown will do its best to contact the construction companies about speeding and using the second entrance to enter the community.
 - c. Another owner mentions that the main entrance sign is blocked by a plant and asks if this can be removed entirely.
 - The Board will discuss this at next week's Board meeting.
 - d. Lindsey Sodikoff mentions how great the Halloween event was and that it was good to see everyone and the costumes.



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- 8. Board Member Elections:** The Bylaws state that there must be a minimum of 3 Board members and a maximum of 7. Currently, we have two members that are up for re-election, Terri and Charlie.
 - a.** Wes Blank motions to re-elect both Terri and Charlie to the Board, Beth Beahm seconds, motion carries.
 - b.** Terri & Charlie will each serve 3-year terms.
- 9. Adjournment:** 6:15pm (Tim)