



Reherd Acres Homeowners Association "A"

Board Meeting Minutes

December 2, 2025 | 6:00pm

Location: Rocktown Realty Office (via Zoom)

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Bobbi Sharrer, Craig Shoemaker, Kimberly Lester, Kay Morrison, Tahany Garrison, & Dennis Beck

Board Absentees: Paul Hartman, Brendan Baker, & Bonnie Huggins

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. Call meeting to order & establish quorum: 6:02pm (Bobbi)

- a. We have 5 Board members present to begin the meeting; quorum has been established.
 - i. Dennis joins at 6:38pm, giving us 6 members present.

2. Approval of minutes from previous meeting (12/19/24): Bobbi motions to approve the minutes as written, Kay seconds, motion carries.

3. President's Report:

- a. 1061 Meadowlark replaced their fence with white vinyl.
- b. Kimberly painted her fence and shutters, and they look great.
- c. 951 has removed the shed in the backyard.
- d. Newer neighbors to the community attended this year's annual meeting, and even though we did not have quorum, it was encouraging to have them show interest and attend.
- e. Between 1071 & 1073, the front shrubs were removed, and they added a concrete slab to the area, with no architectural application submitted.
 - i. The Board agrees to have Rocktown send a letter to the owner about not submitting an application for approval and to recommend adding shrubbery or some type of landscaping to the area.
- f. 1059, 1061, & 1063 residents have been parking vehicles in front of the mailboxes, preventing deliveries from being made.
 - i. Rocktown will reach out to each unit.
- g. Residents of 842 Starcrest Drive are utilizing the association's private driveway for parking their vehicles.
 - i. Rocktown will send a letter informing them that by using the driveway, they are trespassing on private property; they have no right to access that area.



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4. Treasurer's Report: None.

5. Financial Review (YTD, November 30th): The association has \$31,512.41 in total operating income through the end of November, and \$20,017.93 in total operating expense.

- a. \$5,269.63 was spent on asphalt patching in the parking lots and the sealing of a section of one of the parking lots on the odd side.
- b. Bernard states that the association is in good shape financially and is tracking well to the reserve study.

6. Community Update:

- a. Parking Lot Patching/Sealing – The patching was completed by VMS, and the sealing was done by Blue Ridge Asphalt.
- b. Tree Planting/Watering – Per Grassroots, the type of tree to replace one of the trees that died has been ordered, and they will likely wait to plant until next year.
 - i. Bobbi mentions that Bartlett never did the stump grinding earlier this year; Rocktown will follow-up with them to ensure this gets taken care of.
- c. Delinquency – There are 3 owners in the community that are past due and over the \$500 threshold; the Board instructs Rocktown to file against each owner.
- d. Sales – There were no sales in 2025, with no homes coming on the market and none sold.

7. Old Business: None.

8. New Business:

- a. CD's – Jan/May/July – Bobbi motions to ratify the email vote approving the purchase of CD's for the association, Kimberly seconds, motion carries.
- b. 2026 Budget – The 2026 budget is presented to the Board of Directors.
 - i. The association's reserve/cash/investment balance is ahead of schedule, so the projected \$5,000 deficit for next year is not an issue.



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- ii. Bobbie motions to approve the budget, Craig seconds, motion carries.
- c. 2026 Meetings – Meetings will continue to be held quarterly in March, June, September, and December.

9. Member Input:

- a. Craig thanks Rocktown for helping with the shed removal process at 951 Meadowlark.

10. Adjournment: 6:53pm (Bobbi)

11. Next Meeting: March 17, 2026 at 6:00pm

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