

**Shady Creek Homeowners Association
Annual Meeting Minutes**

June 27, 2024 | 6:00 PM

Location: Grottoes Volunteer Fire Department
109 Third Street, Grottoes, VA 24441

Board Attendees: John Bowman & Rob Lynch

Board Absentees: Bob Stickley

HOA Management: Bernard Hamann & Hadleigh Lewis – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 6:01 PM (President Rob Lynch); quorum is established with the developer in attendance.
2. Proof of Notice by POA Manager: Notices were sent to all homeowners via DocuSign and/or USPS.
3. Approval of Previous Meeting Minutes (6/29/2023): Joseph motions to approve the minutes as written & Jennifer Diehl seconds the motion – motion passes.
4. Developer Report: Rob says that all phases are complete at this point, but Redwing LLC is in ongoing negotiations with Ryan Homes for future phases. Construction is in a holding pattern for now, but there are still 100 new homes to go. Also required would be a turn lane from 340 that would cost over \$1 million to install. Developer was asked how long before the association is turned over to the homeowners. Rob stated that this would not happen until the community is fully completed. There was also a request for the top coat asphalt on the roads. Rob stated there is no timeline for this yet, as it is tied to the continuation of construction, and that is currently on hold. Lastly, there was a request to have the developer maintain/keep up the undeveloped back lots adjacent to existing homes. Rob stated they would periodically maintain a buffer strip of about 8 feet along those homes.
5. Community Update
 - a. Construction: All new construction is currently paused.
 - b. Architectural Review: Homeowner request to set a timeline on requests. Rob suggests 30 days for reviews & approvals. Also, Homeowners are reminded that exterior modifications (ex. fences & sheds) need to be approved by the board of directors prior to work beginning. Applications & design standards are available on the community's website.
 - c. Delinquency: There are currently 4 homeowners delinquent on dues, but all are below \$250.
6. Old Business: (none)

7. New Business - None

8. Open Forum for Owners:

- There was a request to have Rocktown contact Dominion to fix several light poles that are out.
- There was a request to have the entrance sign light repaired.
- There was a request to ask the landscaper not to blow clippings into the pond.
- The man-hole cover on the corner of Mandolin and Watson keeps coming off. Developer will look into addressing this.

9. Election of Board of Directors: With the developer still in control of the community, the existing board will remain as is.

10. Adjournment: 6:55 PM (Rob)

DRAFT

