

Shady Creek Townes Homeowners Association
Annual Meeting Minutes

June 27, 2024 | 7:00 PM

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

Board Attendees: Rob Lynch & John Bowman

Board Absentee: Bob Stickley

HOA Management: Bernard Hamann & Hadleigh Lewis – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 7:02 PM (President Rob Lynch); quorum is met by the developer being in attendance.
2. Proof of Notice by POA Manager: Notice was sent to all homeowners via DocuSign and/or USPS.
3. Approval of Previous Meeting Minutes (6/29/2023): John Bowman motions to approve the minutes as written & Steve Draper seconds – motion passes.
4. Developer Report: Rob says that construction is currently on hold until a turn lane can be put in at entrance from 340. Working on an agreement with Ryan Homes & the last set of townhomes will be completed if an agreement can be met, but no timeline yet for building the remaining 46 town homes. Seeded & strawed remaining vacant lots. Converted temporary pond.
5. Financial Report (through 5/31/2024): Total cash on hand is \$69,310.88. Including prepaid income of \$5,694.80, total liabilities & capital are also \$69,310.88. Total income at this time is \$28,116.25 & total expenses are \$19,978.14, giving the association a YTD net income of \$8,138.11.
6. Community Update
 - a. Construction: Construction has been paused for now & more information will be shared once it is available.
 - b. Delinquency – Currently only 1 owner delinquent, and amount is under \$500.
 - c. Sales – 2 units sold since 1/1/23, with \$282,500 being the most a unit sold for.
 - d. Trash: Residents are reminded to not leave trash out, as it should be taken directly to the dumpsters. Please do not leave bulk items beside or in front of dumpsters.
 - e. Mowing: Yards must be cleaned up prior to the landscaper's arrival & gates need to be left unlocked. Otherwise, the yard will be skipped until the next visit.
 - f. ARC: Prior to beginning any exterior modifications to their property, homeowners are required to submit an application to the board for review & approval. The form is available on the Shady Creek Townes website & can be submitted directly to the Rocktown Realty office or via email.

7. Old Business

- a. Development Update: Property values have risen a great deal in the community.

8. New Business:

- a. Motion by Andre to install a motion-activated light by the mailbox & dumpster. 2nd by Brynn. Motion passes.
9. Open Forum for Owners: Request for trash pick-up frequency to increase. Rocktown will contact the Town office to request additional pick-ups. General concern over vehicles parked in the community with expired tags and/or inspections, and excessive vehicles in some units. Rocktown Realty will reach out to the landscapers to request them to be more mindful/respectful of properties and yards. There was a question posed about plans for a park. Developer does have this planned for future phases of the development, but there is no set timeline for this yet.
10. Election of Board of Directors: As the developer is still in control of the association, the existing officers will remain the same for the upcoming year.
11. Adjournment: 7:38 PM (John)