

Shady Creek Townes Homeowners Association
Annual Meeting Minutes

June 26, 2025 | 7:00 PM

Location: Town of Grottoes Community Room
601 Dogwood Avenue, Grottoes, VA 24441

Board Attendees: Rob Lynch & John Bowman

Board Absentee: Bob Stickley

HOA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 7:01 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 Signwell or USPS for those owners without an email address on file.
3. Approval of Previous Meeting Minutes (6/27/24): John motions to approve the minutes as written & Rob seconds – motion passes.
4. Developer Report: Rob says that the negotiations with Ryan Homes fell through for now due to the market softening. He is not sure when any further work will occur, but does note that the single-family homes will have paving done.
5. Financial Review (through 5/31/25): Total cash on hand is \$79,539.23. Including prepaid income of \$6,278.55, total liabilities & capital are also \$79,539.23. Total income at this time is \$26,868.78 & total expenses are \$26,439.93, giving the association a year-to-date net income of \$428.85.
6. Community Update
 - a. Trash Service Transition: The switch from Waste Management to Meridian began today. Billing will still be handled through the town, but residents can sign up with Meridian directly for notices about service.
 - b. Architectural Review: Prior to beginning any exterior modifications to their property, homeowners are required to permit 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.

- c. Delinquency: Three owners currently owe between \$200 & \$1,000. The owner with the largest amount past due has not kept up with their promised payments, so a warrant in debt will be filed against them.
- d. Sales: Four townhouses sold between September & May, with a range of \$245,000 to \$265,000.

7. Old Business

- a. Motion-activated Lights: The developer had the lights installed.

8. New Business: (none)

9. Open Forum for Owners: (none)

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: 7:13 PM (Rob)

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