

Hunter's Ridge POA / Board of Directors Meeting / July 23rd, 2026, 4:30pm

Location: Rocktown Realty 2nd Floor Conference Room & Zoom

218 East Market Street, Harrisonburg, VA 22801

1. Call Meeting to Order & Establish Quorum

Present for Rocktown: Bernard Hamann, Jonathan Martin

Present for Hunter's Ridge: John, Julie, Nico, Kenneth

Meeting called to order at 4:30pm.

With four of seven board members present, we fulfill quorum requirements and may conduct business tonight.

2. Approval of Minutes from Previous Meeting: 1/23/26 BoD

Motion: approve minutes as submitted (John), second (Ken).

Motion passes with unanimous consent.

Action: post minutes to website (Jonathan)

3. Financial Review

Jonathan presented a close track to budget on income. Noted deficit vs budget in investments, which will be discussed later. On the expense side, noted deficit in snow removal from the January storms, which will likely fall further with the winter season. Powerwashing & painting show no expense so far this year out of a budget of \$7,500 + 4,000, and this will be spent to clean breezeways in early August. We are over budget by \$3,000 on general repairs, which relates to the installation of poles and lighting at the fire pit.

Overall, we saw \$293k in income this year so far, with \$248k in expense, and a net operating income of \$44k. We should be able to meet and exceed the recommended reserve savings threshold for this year.

On the balance sheet, we show \$153k in cash, and \$287k in escrow accounts, with total assets of \$659,998.99 in balance with liabilities. A large amount of this can be invested to shore up investment income for next year, which will be discussed later.

4. Manager's Report

a. New manager introduction – Jonathan Martin

b. Investment discussion

Rocktown is recommending the purchase of a \$250k CD at the current rate of ~4%. \$250k will generate \$10,000 over a 12mo period and increase our budget with no impact on homeowners.

Action: provide rate options to the board (Jonathan) for an interim vote on investment direction.

c. Waste management / dumpster installation

Rocktown installed a 30yd rolloff dumpster in the Bradley St. lot, shared between Camden and Hunter's. This is seeing good use and trash complaints are down. We will leave this in place until after move-in season.

d. Landscaping

1. Landscaping report

Landscaping details noted in the report provided to the board will be implemented in the Fall season.

2. Entrance plantings – Azalea bushes

Rocktown installed three season Azaleas in the dead space at the entrance to bring more color and reduce dead space.

3. 1330 landscaping barrier project

An interim vote over e-mail was held on replacing the landscaping barriers around the buildings with river stone to see how that looks, with the goal of including more buildings if it looks good.

Motion: ratify the vote to proceed with installing river stone at 1330 (Julie), second (Ken).

Motion passed by unanimous consent.

e. Insurance review – all statutory requirements met by current policy

f. Power-washing breezeways for Fall

Rocktown would like to proceed with the power-washing of the breezeways, stairs, rails, concrete, and miscellaneous items to be completed before the school year begins.

Action: provide quotes on powerwashing & schedule the work ASAP
(Jonathan)

g. Delinquency

One account in arrears & Rocktown will proceed with filing warrants & lien.

h. Sales

Bernard presented a strong sales quarter and increasing equity.

5. Old Business

a. Amenity addition discussion

Discussion of amenity additions. Move forward with the large park style pavilion with a grill area, landscaping barriers, and sunning “beach.”

Action: proceed with getting numbers on the large pergola/grill/sunning idea
(Jonathan).

6. New Business

a. Scheduled PC visits

Discussion of adding quarterly pest control visits to all units as an HOA service.

Action: Provide quotes from UglyBug & Orkin (Jonathan).

b. Breezeway lighting

Julie brought up that the breezeway lighting is looking dated and worn.

Action: provide quote from VMS on installing more modern white recessed lights (Jonathan)

7. Open Forum for Owners – 3 minute limit per speaker

8. Date of Next Meeting: Annual - Oct 22, 2026 at 4:30 PM – Rocktown & Zoom

9. Adjournment

Meeting adjourned at 5:10.

[Enclosed]

1. Zoom Link
2. 2026 Budget
3. Balance Sheet
4. January draft minutes

5. Landscaping report
6. 1330 barrier quote
7. Amenity concept draft