

Crossroads Farm HOA Board of Directors Meeting – 9/17 @ 5pm

Location: Rocktown Realty 2nd Floor Conference Room & Zoom

218 East Market Street, Harrisonburg, VA 22801

1. Call Meeting to Order & Establish Quorum

Meeting called to order by Michael Ruckman at 4:59.

Present for Rocktown: Bernard Hamann, Jonathan Martin

Present for Crossroads Farm: Michael Ruckman, Ron Dunham, Karl Schaeffer, Gene Layman, Lauren Williams, David Simensen

With six of seven board members present, quorum requirements are met and business may be conducted tonight.

2. Approval of Minutes from Previous Meeting: 7/16/26 Board of Directors

Correction by Karl Schaeffer – watchlight repaired at the Crosskeys entrance, not Shen Lake.

Motion: Approve minutes with the correction(s) noted above.

Minutes approved by unanimous consent.

3. Financial Review (through 9/1/26)

As usual, Crossroads will close out the 25-26 fiscal year in excellent financial health. Operating income came in at \$194k / \$193k budgeted. Investment income was up as well at \$41k / \$33k budgeted. Strong income was offset by high expenses, which came in at \$163k / \$148k budgeted. This mostly relates to the entrance revamp which was expensed. Despite high expenses, Crossroads will meet and exceed the savings transfer of \$66,167 recommended by the reserve study for the year, with a net of over \$72k.

4. Manager's Report

a. Progress reports

- *Mowing notices continue with good success ; some recent hiccups with the compulsory mowings.*
- *Entrance flowers installed at Crosskeys entrance*
While the seasonal color was eventually installed this year, Jonathan would like to see the entrance fully ringed with flowers next year. Only three pods were added this year.
- *Brush cut back on VDOT owned area near entrance @ Shen Lake*

- *Entrance lighting now installed by VMS & functional*
- *Invasive growth removal on Claremont completed by Bartlett*
- *Several trees near Claremont and Cadogan removed*
- *Several minor compliance issues (basic property maintenance, visible boats)*
- *Irrigation system was repaired by Weaver Irrigation*
- *82 Cambridge project – difficulty communicating with landscaper*
I discussed with Karl and we decided that enough time has passed that we should revisit exact specifications. Karl will provide a rough diagram of what we are expecting and I will get a fresh bid from Maximino.
- Room reserved at the Presbyterian Church. Recognition to Frank Gearing for sponsoring the event. We are matching the payment as a donation as in prior years.

b. Committee Check-In (Social, Landscaping, Townhouse)

c. Delinquency

d. Sales

5. Old Business

6. New Business

a. Board requests contact with landscapers regarding the maintenance of the stormwater system. Jonathan will follow up with Maximino.

b. Overgrowth on Bella Vista

c. Electricity to Peale's Park – Jonathan met with Dean brothers to explore bringing electricity to Peale's Park. The price will likely be prohibitive as they will have to bore under a road, but it is not a long run, so those numbers will be provided on receipt.

d. Discussion on parking and rechartering a rules committee

Motion: table the rules discussion for a later time by Ron, second by David.

Motion passed by unanimous consent and this business has been tabled for a later time.

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

8. Date of Next Meeting: Annual meeting on November 19th, 2026 at 6:00pm @ Massanutten Presbyterian Church

9. Recess to executive session to discuss legal matters

9. Adjournment

Meeting adjourned at 6:40.

[Enclosed]

1. Zoom invite
2. 26-27 Budget
3. Balance Sheet
4. 7/16/26 draft minutes