

Blakely Park

Blakely Park POA
Annual Meeting of Owners
Meeting Minutes
August 6th, 2026 | 6:00pm
Location: Zoom Videoconference

Board Attendees: Chad Branson & Justin Brydge

Management Attendees: Bernard Hamann & Sara Pittella – Rocktown Realty

1. **Call meeting to order & establish quorum:** 5:58pm (Chad)
 - a. Per the Bylaws, 20% of owners must be represented by proxy or in attendance, which is 3 units. We have 8 units represented by attending via Zoom and we have 2 proxy votes given to Chad as the president, for a total of 10 units. Quorum has been established.
2. **Proof of Notice:** Rocktown sent annual meeting notices and proxies via SignWell to all owners.
3. **Review and approve of previous meeting minutes from July 29, 2025:** Justin motions to approve the minutes as written, Chad seconds, motion carries.
4. **Financial Review (YTD, July 31st):** Through the end of July, we have \$19,125.00 in total operating income and \$26,887.50 total operating expense. The \$7,762.50 deficit can be attributed to the bioretention pond maintenance project that was required by the City of Harrisonburg in order to pass inspection, remain in compliance, and avoid fines and violations.
5. **Manager's Report:**
 - a. Dues Increase – As of July 1st 2026, dues were increased to \$150/month (\$450/quarter).
 - b. Retention Pond Project- Due to the cost of the required bioretention pond project, the reserve fund is now only at \$750, which is not enough to cover the cost of roof replacement in as early as 2028.
 - i. In order to avoid a special assessment later, the Board discusses a potential dues increase to build-up the reserve fund.
 - ii. The roof replacement project can be delayed until around 2030, to build-up the reserve funds even more.
6. **President's Report:** None.

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7. Treasurer's Report: None.

8. New Business:

- a. Chad mentions wanting a third Board member appointed; see "Board of Directors Election".
- b. Dues Increase- See "Manager's Report" for dues increase discussion by Board. Chad motions for dues increase by \$25/month (\$175/month or \$525 per quarter); Justin seconds, motion carries.

9. Board of Directors Election:

- a. Chad motions to re-elect the existing Board, Justin seconds, motion carries.
 - i. Per the Bylaws, there must be a minimum of 3 Board members.
 - 1. Chad nominates Micah Branson; Chad motions to appoint her, Justin seconds, motion carries.

10. Member Input: None.

11. Adjournment: 6:10pm (Chad motions to adjourn, Justin seconds, motion carries)