2026 Annual Meeting of the Owners Agenda

September 29th, 2026| 6:00 pm
Location: Horizons Edge Sports Campus – Large Party Room
325 Cornerstone Lane, Harrisonburg, VA 22802

Board Attendees: Gail Mitchell, Lisa Souder, and Chad Williams
Board Absentees: Cindy Parnell & Samantha Lamas
Management Attendees: Bernard Hamann, Sara Pittella & Sloane Diederich
Owners: We have 46 owners present in-person or by proxy.

1. **Call meeting to order and Establish Quorum:** Gail calls the meeting to order at 6:00pm.
    a. We have 46 owners present in-person or by proxy, quorum has been established.

2. **Proof of Annual Meeting notice:** Annual Meeting Notices and Proxy Forms were sent out via SignWell and USPS.

3. **Approval of meeting minutes from 09/09/2025:** Gail motions to approve, Craig S. seconds; called to vote, all were in favor, none opposed; motion carries.

4. **Financial Update (YTD, August 31st):** Total operating income is $65,648.85. Total operating expenses are $37,277.88. Next operating income is $18,445.44. While the community's cash balance is $43,300, and the investments total $127,200, the current dues structure is insufficient to meet reserve fund requirements, which indicates a likely need for a dues increase. This will be discussed by the Board at the December 8th Board meeting.

5. **Manager's Report:**

    a. Rules & Regulations: Fall/Winter Notices & Rule Reminders were posted during a recent weekly community inspection. We have had some issues with parking violations, as well as incorrect use of the dumpster area. For every incident, residents have been contacted and made aware of any rule violations. In some cases, vehicles were towed and fines were assessed (dumping).
    b. Bio-Retention Ponds: Currently, Rockingham County requires that bio-retention ponds be inspected every year, while Harrisonburg City requires inspections every 5 years. Legislation is in the works that would amend the County requirement for inspection to every 5 years; if passed, this would mean the budget could be adjusted going forward, and the money allocated for the bio-pond maintenance would be able to be spent somewhere else or put away in the reserve study account.

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Cedar Point TOWNHOMES

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c. Sales/Occupancy: Two townhomes sold in 2026: 12 Cedar Point sold for $266,000 and 91 Cedar Point sold for $275,000.

6. Old Business:

a. Cameras at Dumpster Enclosure: The Board decides to have no further discussions regarding dumpster cameras. This is largely due to the lack of an internet connection, no power source, and the inability to identify perpetrators.

7. New Business:

a. Curb Appeal Estimate for Weed Removal:

i. The current landscape vendor provided a quote for weed removal for mowing season (April through October). The weed removal services would occur during their bi-weekly mowing visits and would include:
   1. Weed front islands, bed, and window wells
   2. Weed-eat and/or spray under decks to keep growth down
   3. Spray the weeds in sidewalks, curbs, and cracks

ii. The total quote is $6,000, which works out to $6.17 per month, per homeowner, for the year. It was discussed that if dues were raised $10/month (quarterly dues would increase from $270 to $300), the increase would cover the cost for the weed removal services, and the remainder could be used to help bolster the reserve funds.

iii. Discussion about homeowner, Board, and HOA Management frustration with the current weed policy (homeowner responsibility; weekly inspections performed by Rocktown; weed warnings, $50 fines, and removal costs at homeowner expense).

iv. Gail motions to approve the estimate, Tara seconds; called to vote, majority in favor, Chad and a proxy vote assigned to him opposed; motion carries.

b. Concrete Repair Estimates:

i. Lisa brings a quote she obtained from a vendor to Sara & Sloane's attention; will share at next Board meeting.

ii. Sara will reach back out to vendor who provided HOA a quote for concrete repair and ask for a quote for ONLY fixing the damage in front of unit 108, as it is a tripping hazard.

iii. Discussion of potentially using concrete crack filler/lifter for minor cracks instead of opting for full repair.

c. Fall/Winter Notice:

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i. Sloane and Sara hung notices on doors during a recent weekly community inspection.

d. Dumpster Overages:

i. Since August, we have been charged for 2 overages/overfills each month; the overage fee is $225 per incident.
ii. Larry M. suggests switching trash service vendors, and but we are currently in a contract with Waste Management. Sara will look into contract end date and reach out to BTS for a quote (if necessary). Update: Upon investigation, our contract with Waste Management ends on 11/11/2028; we will reach out to BTS when this date approaches to obtain a competetive quote.
iii. Discussion moves to renters & some residents incorrectly filling dumpster, which is what could be causing overages.
iv. After discussion, it is decided to not increase trips; we will continue to pay for overages as they happen.

8. Board of Directors Elections:

According to the Bylaws, there may be up to 7 board members. At the initial election of directors, which was held in 2020, the director elected with the most votes shall serve for a term of three years. The person receiving the next highest shall serve for a term of two years, and the person receiving the third highest shall serve a term of one year.

a. Gail is nominated by Lisa, Savanna seconds; called to vote, all in favor; motion carries.

9. Member Input:

a. Max V. shares a suggestion for the best deck finish.

10. Adjournment: Gail adjourns the meeting at 6:50pm.

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