



Cedar Point Board Meeting Minutes

March 10, 2026 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Gail Mitchell, Lisa Souder, Chad Williams, & Samantha Lamas

Board Absentees: Cindy Parnell

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Gail); we have 4 of 5 Board members present, quorum has been established.
- 2. Approval of meeting minutes from December 9, 2025:** Gail motions to approve the minutes as written, Chad seconds, motion carries.
- 3. Financial Update (YTD, February 28th):** Through the end of February, we have \$21,915.23 in total operating income and \$12,216.70 in total operating income.
 - a. Reserve Funds –** Bernard discusses the financial planning and reserve studies for the association, highlighting the importance of maintaining reserve funds for future maintenance and repairs. While reserve studies provide a timeline for major expenditures, the Board would make decisions about timing based on actual conditions than strictly adhering to the schedule.
 - i. The first large expense is for the roof replacement, which is scheduled for 2035.**
 - ii. The next significant expense after the roofs is the asphalt overlay, which is scheduled for 2040.**
 - 1. Bernard confirms that the association has sufficient funds for the scheduled roof replacement in 9 years and asphalt replacement in 14 years.**
- 4. Community Update:**
 - a. Landscaping/Snow Removal Vendor –** The vendor that was originally signed on to complete the landscaping and snow removal for the community reached out during the January snow informing Rocktown that they could no longer service the community.
 - i. Rocktown then reached out to a vendor that was doing snow removal in a nearby community to finish the job, which was taken care of.**



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- ii. Rocktown then obtained proposals from two vendors for landscaping and snow removal to take over from the previous vendor. The estimates were sent to the Board for review and the Board decided to go with Curb Appeal's proposal to take over for the remainder of the year.
 - b. Delinquency – There are currently two owners that have balances of over \$1,000 and the Board instructs Rocktown to give them to the end of March to pay and to file on them if nothing has been received.
 - c. Sales – One townhome has sold so far in 2026, which was 12 Cedar Point Lane, for \$266,000.
- 5. Old Business:** None.
- 6. New Business:**
- a. 2026 Amended Budget – The amended budget is presented to the Board with the updated landscape pricing with Curb Appeal.
 - i. Lisa motions to approve the amended budget, Gail seconds, and the motion carries.
- 7. Member Input:**
- a. There is an asphalt patch that was done for the GloFiber installation that needs to be re-done, as it is becoming a pothole.
 - i. Rocktown will follow-up with the contact on the project and have them take care of it.
 - b. The Board plans to do a walkthrough for the June Board meeting.
- 8. Adjournment:** 6:23pm (Gail)
- 9. Next Meeting:** June 9, 2026 at 6:00pm