

Crossroads Farm POA
Bi-Monthly Board of Directors Minutes Meeting
March 19, 2026 | 5:00 PM
Location: Rocktown Realty (Via Zoom)
218 E Market St, Harrisonburg VA 22801

Board Attendees: Gene Layman, Lauren Williams, Mike Ruckman, Karl Shaeffer, David Simensen, and Ron Dunham

Board Members Absent: None

Owner Attendees: Joanna Parker, Bill Smith, Cindy Wishon, Harry McBrien, Beth Schaeffer, Suzanne Ballew, Becky Ruckman, Trent & Lindsey Bowman, Barbara Peters, Michael Stoloff and Cynthia Reding

Management Attendees: Bernard Hamann & Erica Crawford – Rocktown Realty

1. Call meeting to order & establish quorum: 6:03pm (President Mike Ruckman)

Board members in attendance to start the meeting; quorum has been established.

2. Review & approve of January 15, 2026 minutes: Frank motions to approve the minutes and Lauren seconds- motion passes

3. Manager's Report:

- a. Discussed resignation of Kristin as Property Manager and ongoing search for a replacement.

4. Treasurer's Report (YTD, February 28th): Total cash on hand as of 2/28/26 was \$363,981.62. Including investments of \$712,724.23 total assets were \$1,078,405.38. Total liabilities also equal out to \$1,078,405.38 With total income of \$195,822.21 and total of expenses of \$92,629.22 net

5. Old Business:

- a. Lot Mowing- Board discussed addressing vacant lots and other properties in need of mowing. Ron proposed a process where board members would report overgrown lots to Rocktown, and include pictures. Rocktown would reach out to owners and give notice they have 5 days to mow or the POA would send a vendor at the owners expense.
- b. The Glen Drainage- Karl made motion to approve split costs 50/50 with the Glen on proposed quote for repairs. Mike seconds and motion passes.
- c. Frederick/Cambridge Drain- Bernard confirmed repairs completed by Momentum

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6. New Business:

- a. Paving for 2026
 - Bernard and Karl will meet to determine scope of work so bids can be obtained. Work may be postponed due to increase in cost with gas prices.

7. Open Forum for Owners:

- a. Concerns were raised on the condition of the construction area around the townhomes. David responded that the appropriate permits were obtained and the piles of soil will be used for bioretention pond

8. Action Items:

- Erica to reach out to Dept of Forestry to meet on site for further guidance
- Bernard to contact attorney to update wording in Radnor Fence agreement
- Erica to proceed with ordering sign with approved updates

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- Board/Management: Continue to monitor and fine delinquent owners and construction timelines beyond 12 months and ensure fines are assessed as per policy.
- Board/Management: Wait until spring to contact and address owners regarding lot cleanup (as previously discussed), and follow up as needed.
- Board/Management: Continue to update and prepare the neighborhood directory and collect additional responses as they come in.

9. Adjournment: 6:17pm

10. Next meeting: May 21st, 2026 at 5:00pm