**Hunters Ridge Condominium Owners Association, Inc.**
**Annual POA Meeting Minutes**
October 23, 2025 | 6:00 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Julie Hamann, Nico Iglesias, Michael Osinski, Amber Ham, Ken Reeves, and John Going
Board Absentees: Curtis Prince
Owners: Nicole Melki, Mercedes Cornejo-Stengel, David H, John Beavers, & Eddie Roadcap
HOA Management: Bernard Hamann & Erica Crawford – Rocktown Realty

1. Call Meeting to Order & Establish Quorum (50% required): 6:00 PM (President Julie Hamann); with 71 proxies and those in attendance, quorum is met.

2. Proof of Notice: Notice was sent to all owners via SignWell.

3. Approval of Minutes from Previous Annual Meeting (10/24/24): Amber Ham motions to approve the minutes as written and Nico Iglesias seconds — motion passes.

4. Financial Review (through 9/30/24*):* Total Cash on hand currently is $353,171.34 & total assets are $573,262.96. Including prepaid income of $6,920.00, total liabilities & capital are $573,262.96. Total income is $389,429.10 & total expenses are $437,723.25, giving the association a year-to-date net income of -$48,294.15.

5. Summary

   The board meeting was held with 80 attendees, including new Rocktown management member Erica, and covered financial updates, community maintenance projects, and pest control challenges. The board discussed various operational matters including contractor updates, maintenance issues, and traffic changes at local intersections, while also addressing concerns about water pressure and pest infestations. The conversation ended with the re-election of board members and a review of the community's financial position, noting plans for future mailbox replacements and maintaining current maintenance practices. Erica provided community updates, including the completion of Quest plumbing replacements, installation of additional security cameras, and plans to replace cluster mailboxes in three buildings.

   A discussion arose regarding pest treatment costs, with Gary Powers challenging the practice of attributing treatment costs to individual unit owners rather than the HOA, though previous board members confirmed this was the established precedent. The board discussed pest control challenges in the community, particularly regarding roach infestations. Bernard explained that while the HOA doesn't have explicit access rights to units, they could involve the health department in severe cases. Nicole raised concerns about recurring pest issues in her building, suggesting the need to identify the source of infestations. The board considered implementing community-wide treatments as a solution, similar to another managed association.

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6. Old Business: None

7. New Business: None

8. Board of Directors Elections: Julie motions to re-elect current board. Amber Ham seconds — motion carries.

9. Adjournment: 6:41 PM (Julie)

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