



**The Springs at Osceola
Board of Directors Meeting Minutes
February 10, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Charlie King, Terri Bradley, Heather Perry, Mike Loso, Mike Beahm, Scott Arbogast & Brent Lenz
Board Members Absent: None
Owner Attendees: None
Management Attendees: Bernard Hamann – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:05pm (Charlie); we have 7 of 7 Board members in attendance to start the meeting; quorum has been established.
- 2. Review & approve of November 11, 2025 minutes:** Scott Arbogast motions, Mike Loso seconds, minutes pass as written.
- 3. Manager's Report:**
 - a. Delinquency – There is one significantly delinquent account. Rocktown will file a Warrant in Debt and also a Lien against the owner.
 - b. Construction – Several lots approaching and/or exceeding 12 month deadline. Fines are assessed accordingly.
- 4. Financial Review (YTD, January 31st):** Financial updates were shared, revealing \$18,000 in cash, \$1,100, in reserves, and \$45,000 in CD investments, with total assets of about \$65,000. The operating income was reported to be slightly behind the full-year budget, but once outstanding dues are collected, the numbers are expected to improve. The \$44,000 CD matures on 9/30/26.
- 5. Architectural Review:** There are two lots with ARC requests
 - a. Lot 67 has presented revised ARC plans. Charlie King Motions, Mike Loso 2nd, Request is approved unanimously.
 - b. Lot 76 has presented ARC plans with a driveway access off Wexford Drive, with a letter from VDOT approving driveway placement on Wexford. The Board has concerns about limited visibility for a driveway on Wexford, and potential hazards to traffic entering and exiting the neighborhood on Wexford. Rocktown to contact owner to address the BOD concerns, and seek further comments from the owner prior to deciding on this ARC.



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6. Old Business:

a. ARC Guidelines –

- The attorney was reviewing the edits from the BOD. Once attorney Mac Nichols gives his OK, we would need an email vote to approve these guidelines.

b. Beautification of Ponds

- Mike Loso presented landscaper estimates for the planting of trees in the 3 common area ponds. Brent Lenz motions, Heather Perry 2nd, with unanimous approval to accept Jim Shreckhise's estimate. Mike Loso will bring Rocktown color renderings to take to Adam Hancock at Rockingham County to evaluate, prior to having Shreckhise proceed. Plantings would be scheduled for the fall to give trees the best chance of surviving.

7. New Business: None

- Ratify email approval of 2026 Budget – Motion Brent Lenz, 2nd Mike Loso – Motion passed.
- Draft and distribute proposed rule amendment (regarding fines for contractors leaving equipment on the road overnight) to all owners for review and notification, including warning process and fine structure (Covenants 2.14) – Motion Scott Arbogast, 2nd Teri Bradley – Motion passed.

8. Action Items:

- Board/Management: Draft and distribute proposed rule amendment (regarding fines for contractors leaving equipment on the road overnight) to all owners for review and notification, including warning process and fine structure.
- Board/Management: Obtain estimates for the cost of hiring a contractor to clear sidewalks after snow events, and prepare information for the annual meeting.
- Board/Management: Send out a survey (e.g., SurveyMonkey) to all owners in advance of the annual meeting to gauge willingness to pay additional dues for centralized sidewalk snow removal.



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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: 7:18pm

10. Next meeting: May 19th, 2026 at 6:00pm