The Springs at Osceola
Annual Meeting of the Owners | Meeting Minutes
October 21, 2025| 6:00pm
Location: Hotel Madison
710 S. Main Street, Harrisonburg, VA 22801

Board Attendees: Tim Miller, Charlie King, Brent Lenz, Mike Beahm, Mike Loso, & Heather Perry
Board Absentees: Terri Bradley
Other Attendees: 30 owners present in person or by proxy.
Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & Establish Quorum:** 6:00pm (Tim)
    a. To establish quorum, we need 20% of homeowners represented, which is 17. We have 15 properties represented in person and 15 represented by proxy, to give us a total of 30. Quorum has been established.

2. **Approval of 2024 Annual Meeting Minutes:** Charlie motions to approve the minutes as written, Mike L. seconds, motion carries.

3. **Reports:**
    a. President (Tim) – Beginning next year, there will be a change in lawn maintenance expectations, requiring lots to be mowed twice a month, on the 1st and 15th, and ensuring regular trimming and weed control. Bush hogging will not be permitted, and debris and trash will not be tolerated in yards. The updated guidelines will be distributed to all owners for further details.
    b. Treasurer (Charlie) – None.
    c. POA Manager
        - Retention Pond Beautification – 55 trees were planted around the retention ponds, with mulch added later in the year. Rocktown thanks Mike L. for his help in coordinating this project.
        - Investments – Funds being held in a CD were reinvested through 9/30/26.

4. **Financial Review (YTD, September 30th):** The association $33,057.89 in total operating income through the end of September and $36,420.44 in total operating expense.
    a. The association is not subject to taxes on dues but will incur taxes on interest from investments. About $45,000 is currently being held in a CD.
    b. All 2025 dues have been paid.
    c. The difference in the year-to-date budget vs. actual is from the one-time expense for the beautification of the retention ponds.

5. **Old Business:** None.

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6. **New Business:**

   a. VDOT dumped a large amount of gravel/salt on the roads for snow removal this year.
      - Charlie will reach out to his contact with VDOT to see if they would come through and clean up the streets. If they decline, the Board will discuss other options.

   b. There is discussion about the responsibility of snow removal on sidewalks and grass growing over curbs, and this is largely seen where there are vacant lots.
      - Sidewalk clearing and trimming along curbs is an owner responsibility.

   c. Gary Crummett points out that VDOT maintains the streets and Rockingham County maintains the drains and emphasizes that we don't want to take something over that is not our responsibility.

   d. If new home construction goes past 12 months, the maximum penalty is $950, which may not significantly expedite completion.
      - There is a $50 initial fine, followed by $10 per day for up to 90 days.

   e. The retention ponds are currently mowed twice a year, at a cost of about $3,700 per trip.
      - The Board agrees to discuss potentially increasing maintenance frequency for the ponds at the next Board meeting, especially the one in the newer section of the community.

   f. A discussion is held about the possibility of forming committees, such as an events committee, to plan and organize various community events.

   g. The Board will discuss creating a directory for homeowners at the next Board meeting.
      - Rocktown emphasizes that contact information would be opt-in to respect privacy, and that while there is a public record of lot ownership, personal contact details would require consent from each owner.

   h. Traffic and safety concerns are also discussed, noting that speed bumps or stop signs could help, but they cannot be implemented due to the roads being maintained by VDOT.

7. **Board Member Elections:** The Bylaws state that there must be a minimum of 3 Board members and a maximum of 7. Currently, we have two members that are up for re-election, Brent Lenz & Mike Beahm, and one vacancy.

   a. The election results are as follows:
      - Brent Lenz and Mike Beahm were re-elected to the Board and Scott Arbogast is elected to the Board, with the three of them receiving the most votes out of the four available candidates.

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- The positions will be determined at the subsequent Board meeting.
- Tim Miller is thanked for his service to the Board over the past three years.

8. **Adjournment:** 6:53pm (Tim)