



**The Springs at Osceola
Board of Directors Meeting Minutes
May 19, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Charlie King, Heather Perry, Brent Lenz, Scott Arbogast, Mike Beahm, and Mike Loso (via Zoom)
Absentees: Terri Bradley
Management Attendees: Bernard Hamann & Erica Crawford – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:00pm, Charlie King calls meeting to order
 - a. We have 6 of 7 Board members present to begin the meeting
2. **Review & approve of February 10, 2026 minutes:** Scott Arbogast motions to approve the minutes as written, Brent Lenz seconds, motion carries.
3. **Manager's Report:**
 - a. Delinquency- Nothing substantial
 - b. Sales- June 25, 2025- 3015 Claybrook sold for \$1,099,000
 - c. Active- Lots 69 & 70 by Gary & Melanie Rowan for \$219,000 each
4. **Financial Review (YTD, April 30, 2026):** We have \$30,502.75 in total operating income and \$11,303.00 in total operating expense.
5. **Architectural Review:** None.
6. **Old Business:**
 - a. Design Guidelines- Construction Equipment on Road- emailed April 20, 2026
7. **New Business:**
 - a. New mowing guidelines and charges, request from Lot 27:
 - 3-day mow notice to mow or fine will be applied
 - Bernard to contact Lot 73 owner Santosh Shrestha about grass height (3030 Claybrook)



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- b.** Spaders Road Entrance way: more gravel or VDOT help with eroded side- Mike Loso.
 - Charlie King will speak w/ Don Kamora about curb
 - c.** VDOT help with gravel removal- Mike Loso
 - VDOT has taken care of
 - d.** 12 month construction timeline updates- Mike Loso
 - Send notice if houses not far enough along
 - e.** Landscaping/ARC Request for pool at 3435 Huntington Springs Drive
 - Applied June 20, 2023
 - New October 11, 2023
 - Revised May 23, 2024
 - f.** Wood pile visible at 3075 Wellsleigh Place
 - Guidelines updated to “visible from the front of the house”.
 - Heather Perry will not put another pile in the same location.
- 8. Member Input:** None
- 9. Adjournment:** Charlie King at 7:04pm
- 10. Next meeting:** Tuesday, August 11, 2026 at 6:00pm via Zoom