Park Place POA
Annual Meeting Minutes
February 20, 2025 | 6:00 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: David Milstead, Judy Milstead, Sonya Weatherford
Board Absentees: None
Owner Attendees: Petra Rossi & Darrell Branch
POA Management: Bernard Hamann

1. Call Meeting to Order & Establish Quorum: 6:00pm – Quorum established by Developer still owning > 10 units (Article 3 of Covenants)

2. Proof of Notice by POA Manager:

3. Approval of Minutes from Previous Meeting (3/7/24): Motion to approve as written: David, 2nd by Petra. Motion passed.

4. 2024 Financial Review: HOA has $12,503.61 in liquid funds. For the prior year the HOA had total Operating Income of $35,125.11, Operating Expenses of $18,896 and Non-Operating Expenses of $11,704.15 (Parking lot sealing and re-striping), leaving a Net income of $4,524.63.

5. Community Update

    a. Website: Added Minutes, Budget, Meeting Dates, etc…
    b. Corporate Transparency Act: - This requirement has been discontinued
    c. Landscaping/Snow Removal: Season-after-Season handles both
    d. Inspections/Violations:
    e. Parking Lot Maintenance: Lot has been sealed and re-striped
    f. Trash/Dumpsters: Waste Management hired by Town of Grottoes to provide dumpster service to the community. Landscaper handles bulk trash items left by dumpster.
    g. Delinquency: One owner carrying a large balance, exceeding $1K. We have filed a Warrant-in-Debt against the owner, and placed a lien on the property.
    h. Sales: 3 units sold in 2024, ranging from $203K to $215K

6. Old Business - None

7. New Business - None

8. Open Forum for Owner: No comments or suggestions

9. Adjournment: 6:35pm