



Reherd Acres Homeowners Association "A"

Board Meeting Minutes

March 17, 2026 | 6:00pm

Location: Rocktown Realty Office (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Bobbi Sharrer, Dennis Beck, Brendan Baker, Kay Morrison, Tahany Garrison, Kimberly Lester, & Bonnie Huggins

Board Absentees: Craig Shoemaker & Paul Hartman

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Bobbi)
 - a. We have 5 of 9 Board members present to begin the meeting; quorum has been met.
 - i. Tahany joins the meeting at 6:03pm to give us 6 members and Dennis joins at 6:33 pm to give us 7 members.
- 2. Approval of minutes from previous meeting (12/2/25):** Bobbi motions to approve the minutes as written, Kay seconds, motion carries.
- 3. President's Report (Bobbi):**
 - a. We were pleased with the snow removal services provided during the January snow/ice event. The only concern was where the snow was placed.
 - b. There are issues with vehicles parking along the street.
 - c. At one of the townhomes, it was noted that work was being done on a driveway without notice; it was determined to be Glo-Fiber.
 - i. Bernard states that they do not need to get permission for this, as there are utility easements.
- 4. Treasurer's Report:** None.
- 5. Financial Review (YTD, February 28th):** Through the end of February, we have \$3,199.48 in total operating income and \$3,551.80 in total operating expense.
 - a. Asphalt replacement is scheduled to be completed in 2027 per the reserve study, and there are sufficient funds for the project.
 - b. There are funds available to invest into a new CD to earn additional interest, and the discussion will continue under the New Business section of this meeting.



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6. Community Update:

- a. Delinquency – There are three owners that have exceeded the association's \$500.00 threshold, and the association will be filing against them.
 - i. Associations typically recover most delinquent balances, though there are rare cases where they cannot recover funds if properties go into foreclosure.
- b. Spring Reminders – These will be sent out to all owners very soon.
- c. Tree Stump – When reaching out to Bartlett about not grinding the tree stump, they informed us that when the utilities were marked, they determined that the underground utilities were too close to the stump to safely grind it.
 - i. The Board requests that Rocktown ask another vendor about the stump grinding.
- d. Replacement Tree – Rocktown will be following up with Grass Roots on replacing the tree that died last year.
- e. 842 Starcrest – The residents are continuing to park on the association's private driveway, even after a letter was sent directly to the address.
 - i. The Board requests that Rocktown send another letter, but send it certified mail, and state that if this continues, the vehicles will be towed for parking on private property.
- f. Sales – There were no sales in 2025; the last unit that sold was in December 2024, which sold for \$285,000.00.

7. Old Business: None.

8. New Business:

- a. CD Renewal – Bobbi motions to ratify the email vote to renew the CD that matured in February, Kimberly seconds, the motion carries.
- b. New CD – Bobbi motions to put \$20,000.00 into a 12-month CD, Kimberly seconds, the motion carries.
 - i. Rocktown will reach out to get CD rates and send to the Board.



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9. Member Input:

- a. On the private driveway near 824 Starcrest, there is asphalt that was damaged from the snow removal that needs to be cleaned up, along with fallen branches/limbs, and other junk that's been left out.
- b. The trees on the northside are hanging over the driveway need to be trimmed back.

10. Adjournment: 7:12pm (Bobbi)

11. Next Meeting: June 16, 2026 at 6:00pm

DRAFT