

CROSSROADS FARM

Crossroads Farm Property Owners Association
Bi-Monthly Meeting of the Board of Directors
January 10, 2019

Location: Trobudd, Inc. Office
1463 Brookhaven Drive, Harrisonburg, VA 22801

Meeting Time: 5 PM

Board members in attendance: Ron Dunham, Wayne Beaman, Gene Layman, Ted Budd, Peggy Rapp, Karl Schaeffer. Absent: Mike Ruckman

HOA Management: Bernard Hamann, Kristin Bosworth

Guests: Cindy Wishon (Landscape Advisory Committee)

Call to order: 4:58 PM; Ron requests moving to an executive session at the end of the meeting.

Minutes from Previous Meeting: Approval of minutes from Nov. 15th, 2018 motioned for by Wayne, with a second by Gene. Motion passed with all in favor.

President's Report:

- Information about mailbox conformity was sent out to the community.
- Construction crews must work within the approved days/times as outlined in the community documents – several crews have been asked to leave recently for not abiding by these regulations, and the sheriff's office can issue a "no trespass" order if necessary.
- The board requests that Rocktown send reminder notices to contractors prior to major holidays, and distribute community rules/limitations on construction hours to all new builders & contractors starting new home construction in Crossroads Farm.

Manager's Report:

- Sprinklers were winterized.
- Karl will assess the need for Danny Hostetter to sod his entire yard, as his corner lot already has established grass. Karl will report back his findings to Rocktown.
- A number of snow markers have been put up & all seem to be in compliance.
- In mid-February, Rocktown should send a reminder about any remaining Christmas decorations, but only on a case-by-case basis.
- Rocktown will pursue additional quotes for replacement of the dead tree at the front entrance, as the quote from Turn-a-Leaf came in very high.
- Mailbox information provided will ensure compliance on any new mailboxes installed.

- Gene announced the meeting with the golf course will be January 28th at 7 PM at Mike Ruckman's home.

Landscape Advisory Committee Report:

- Cindy met with Shawn from Turn-A-Leaf on Tuesday prior to the tree pruning & has asked that they return to trim branches back further, to the collar of the branch, and to remove sprouts.
- Basins are to be cleaned out twice per year.

Social Committee: (no report)

Treasurer's Report:

- \$54,000 is to be transferred from the Operating account to the road and the amenities reserve. The total operating income is slightly above budget at \$140,211.18
- YTD Net Income is \$106,371.69, which is less than \$100 off budget – to the good!
- Ron suggests implementing late fees for outstanding balances on any remaining unpaid dues.
- Ted asks that Rocktown confirms with Partners that they should not be plowing any vacant cul-de-sacs (and Peggy requests that they push the snow further out of the road).

Open Forum for Owners: (none)

Old Business:

- Cadogan Court has been battle tested a couple of times now with heavy rain & the water diversion modifications implemented on Beauford Rd. seem to be performing well. Additional grading will still be required on the Cosby building site next door to the implemented modifications.

New Business:

- A homeowner had snow marker poles pulled out & thrown in their yard, so extra patrols have been requested of the Sheriff's Office.
- 2019/2020 landscaping bids will be revisited with the Landscapers.
- United Bank CD's are being renewed for shorter 13 month terms at 2.15% APY. The thought is that as rates are expected to rise, we'll be able to secure better rates when these shorter term CD's come up for renewal.

Next Meeting: Scheduled for 5pm on March 21st, 2019 at Trobudd, Inc. offices.

Meeting Adjourned: 5:55pm, and Board moved into Executive Session.