

Crossroads Farm HOA Board of Directors Meeting – 5/21 @ 5pm

Location: Rocktown Realty 2nd Floor Conference Room & Zoom

218 East Market Street, Harrisonburg, VA 22801

1. Call Meeting to Order & Establish Quorum

Meeting called to order at 5:00pm on 5/21.

Present for Crossroads Board: Michael Ruckman, David Simensen, Lauren Williams, Gene Layman, Ron Dunham. With five of seven board members present, quorum requirements are met and business may be conducted.

Board member Karl Schaeffer was able to join after the meeting was called to order, bringing the roll to six of seven.

Approval of Minutes from Previous Meeting: 3/19/26 Board of Directors

Motion: Approve minutes from 3/19/26 as written (Michael Ruckman)

3. Financial Review (through 4/30/26)

Minutes approved unanimously and will be posted to rocktownrealty.com.

Finances presented by Jonathan. Budget is tracking closely & financial position is strong. Total assets of over \$1,100,000, significantly exceeding the savings target from the reserve study. Discussion of increasing investments with cash savings. Need to keep funds liquid with the upcoming repaving expenses, so increasing the MMA is recommended. This will put us over the \$250k FDIC limit, which the bank handles with fractional investment partnerships for overflow, ie, a sweep account.

Motion: Increase MMA investment account by \$100k (David Simensen).

Motion approved unanimously and \$100k will be transferred.

4. Manager's Report

a. New manager introduction – Jonathan Martin

b. Progress reports

- Entrance sign installation

Entrance sign installed. Hardwired entrance lighting is moving forward. The contractor is waiting to receive the pole caps for the

lights. Rocktown will pursue until the project is finalized.
Noted that a watchlight is out at the Cross Keys entrance & Rocktown will address with Dominion.

- Insurance expansion: fidelity bond

With almost a million dollars saved up, Rocktown is highly recommending a fidelity bond to fulfill all statutory requirements and insure against dishonesty. As the quote we received was under the \$1,000 threshold @ \$330/yr, this insurance policy was purchased and is in force.

- Mailbox repairs by Momentum Earthworks complete

- Tree removal on Claremont: Bradfords, Japanese Honeysuckle, Autumn Olive, Tree of Heaven.

We received complaints about invasive growth in the buffers at the 700 block of Claremont. Forestry Department and Bartlett were consulted and have flagged many invasive trees for removal. Quote of \$1,685 for basal bark treatments to kill this unwanted growth. This treatment is to be applied in the Fall as per Bartlett.

Motion: Approve the quote of \$1,685 to address the invasives in the buffer (Michael Ruckman).

Motion passed unanimously.

Discussion of expanding quote to the 800 block of Claremont for the same issues. Jonathan will provide numbers on that for the next meeting.

- Townhouse Committee kickoff meeting

Townhouse Committee has been formed to discuss possible policies regarding the new townhouse development at Crossroads and a kickoff meeting was held earlier today on 5/21. Discussion has centered around mowing, trash collection, and design standards. We will await final formal recommendations from the committee and review with legal if necessary.

- 2026 Directory

Work will begin on producing the 2026 directory and annual statement mailers.

c. Solicitation complaints

Many complaints regarding aggressive solicitation from pest control company Bamboo. The company has been informed that this is a no-solicitation property and the local authorities have said that no permit was issued to solicit. Residents are encouraged to contact the authorities regarding unlicensed solicitation.

e. Delinquency

Bernard and Jonathan presented delinquency data. Delinquency is low at Crossroads Farm. There is one account that is severely behind and measures are being taken.

f. Sales

Bernard presented strong sales history for the quarter with increasing equity.

5. Old Business

a. 82 Cambridge erosion

Discussion of erosion issue at 82 Cambridge. Cost will be split with the homeowner & Rocktown will discuss next steps with relevant parties pending the homeowner's return from travel abroad.

b. Asphalt project pushed back at least until fall due to conflict oil prices.

6. New Business

a. E-mail ratification disclosures: renewal of \$100k CD @ United Bank @ 3.95%

b. 2026-2027 budget ratification disclosure

c. Flyer for block party approved and will be distributed.

d. Annual event calendar presented: July 5th picnic @ Peale's Park, Halloween Food Drive, December Luminary event.

7. Open Forum for Owners – 3 minute limit per speaker

8. Date of Next Meeting: July 16th, 2026 at 5:00 PM – Rocktown & Zoom

9. Adjournment

[Enclosed]

1. 3/19 BOD Minutes
2. 25-26 budget + comparison
3. Balance Sheet
4. 26-27 budget
5. Fidelity Bond
6. Mailbox repair commitment
7. Bartlett tree removal quote
8. Zoom Invite