



Cedar Point Board Meeting Minutes

December 09, 2025 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Gail Mitchell, Chad Williams, & Samantha Lamas

Board Absentees: Lisa Souder & Cindy Parnell

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Gail)
 - a. We have 3 of 5 Board members present; quorum has been established.
- 2. Approval of meeting minutes from June 10, 2025:** Gail motions to approve the minutes as written, Chad seconds, motion carries.
- 3. Financial Update (YTD, November 30th):** We have a total operating income of \$88,975.79 through the end of November and \$69,172.93 in total operating expense.
 - a. \$9,600 was spent for the dumpster pad expansion project this spring, which gives the association a net income of \$10,202.86.
- 4. Community Update:**
 - a. GloFiber Install – The lines for GloFiber were installed in September by Dominion.
 - b. Landscaping/Snow Removal – The Board elected to change the landscaping and snow removal vendor from Curb Appeal to RC & Sons.
 - c. Delinquency – There are two units that are over \$1,000 delinquent, and the Board agrees to have Rocktown file against them on behalf of the association.
- 5. Old Business:** None.
- 6. New Business:**
 - a. Landscaping/Snow Removal Vendor – Gail motions to ratify the email vote approving the proposal from RC & Sons for 2026, Samantha seconds, the motion carries.
 - b. CD Renewal – Chad motions to ratify the email vote to renew the CD for another 12-months, Samantha seconds, the motion carries.
 - c. 2026 Budget – The budget is presented to the Board for review.



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- i. Dues remain unchanged at \$270/quarter, the retention pond maintenance cost is decreasing by almost \$3,000/year, and there will be an increase in management fees.
 - 1. Gail motions to approve the budget, Samantha seconds, the motion carries.
- d. 2026 Meetings – The meeting schedule will remain the same for 2026, with meetings being held quarterly in March, June, September, and December.

7. Member Input:

- a. Gail raised concerns about a previous notice regarding cars being parked too close to sidewalks and believes this type of enforcement may be too intrusive, with the other Board members agreeing.
- b. The Board agrees to schedule an in-person meeting on-site in June to review weed regulations and general property conditions, acknowledging the current enforcement may be too strict.
- c. Rocktown will reach out to Waste Management to see if an extra pick-up day can be scheduled around Christmas to help mitigate the increase in the amount of trash during the holidays, noting that weather and landfill closures could impact their schedules.

8. Adjournment: 6:22pm (Gail)

9. Next Meeting: March 10, 2026 at 6:00pm