

**Crossroads Farm POA**  
**Bi-Monthly Board of Directors Meeting Minutes**

January 15, 2026 | 5:00 PM

Location: Rocktown Realty (via Zoom)

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Gene Layman, Lauren Williams, Mike Ruckman, Karl Schaeffer, & David Simensen

Board Absentee: Ron Dunham

Guest Attendees: Daniel & Joanna Parker, Bill Smith, Cindy Wishon, Harry McBrien, Beth Schaeffer, Suzanne Ballew, Becky Ruckman, & Melissa Eberly

POA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 4:49 PM (President Mike Ruckman)
2. Approval of Minutes from Previous Meeting (9/18/25): Karl notes an edit to make in line 5a. Gene motions to approve the minutes with the edit & Lauren seconds – motion passes.
3. President's Report: (none)
4. Treasurer's Report: Total cash on hand as of 12/31/25 was \$394,214.18. Including investments of \$712,724.23, total assets were \$1,108,637.94. Total liabilities also equal out to \$1,108,637.94. With total income of \$192,190.96 & total expenses of \$58,765.41, net income was \$133,425.55. The managers will be meeting with the treasurer soon to review all the financials & prepare for creating the new annual budget. Bernard notes that there is \$565,000.00 at F&M Bank that needs to be reinvested, so the board will need to decide what they would like to do with that.
5. Manager's Report
  - a. Landscaping & Snow Removal: The board voted to renew both contracts this year, so Three Brothers will continue for landscaping & Momentum Earthworks for snow removal.
  - b. No Outlet Sign: The No Outlet sign that was requested & approved is scheduled to be installed this week by Hobart Court.

- c. Wilton/Markham Clean-out & Claremont Trees: Karl spoke to Valley Engineering about verifying the property lines & should have more information soon. There is a motion to proceed with Three Brothers' quote if the tree is confirmed to be on common area & the motion passes. Cindy notes that there is a lot of tree of heaven, which Karl confirms. She does not want them to keep getting worse, & Karl notes that some of them are very large. They are in an area with other problem trees, so the board can take feedback on helping to prevent further spread. Daniel suggests contacting the forestry department for further information & recommendations.
  - d. Entrance Sign: The board had decided on a revised design, which should be approximately \$5,000. Lauren motions to proceed with the sign & Gene seconds – motion passes. Karl would like for a final mock-up to be sent before installation.
  - e. Delinquency: There is one owner who has still not paid for the past three years, while there are two others who have not paid the current dues. Other delinquencies are a small amount in mowing charges, disclosure packets, & late fees to be collected.
  - f. Sales: Three properties are currently for sale & one is pending. Seven have sold since June, with two of those in the townhouse section. David confirms that there are no townhouse sales pending at this time, but hopes to have more soon.
  - g. Fence Compliance: The board go into executive session at the end of the meeting to discuss this further.
6. Landscape Advisory Committee Report: Cindy removed the hornet nest from Hobart Court. She says that the queen may come back to build a new nest, though. Kristin will contact Bartlett about setting up a meeting. Cindy asks if Three Brothers can cut back the grasses in Peale's Park. She also requests for spotlights to be placed at the Red Cliff signs. Karl says he has checked into this & lights could possibly be hardwired if plugged-in lights do not work.
7. Events Committee Report: Beth says that this was the best year yet, collecting 1,511 pounds for the Blue Ridge Area Food Bank.
8. Rules & Regulations/ARC Committee Report: (none)
9. Old Business
- a. Lot Mowing: The board had previously discussed setting a specific time frame in which mowing needs to be completed. Otherwise, the association will automatically

- have lots mowed & charged to the homeowner. Karl proposes leaving the policy as is.
- b. The Glen Drainage: The storm drain along the property line between the two communities still needs to be repaired. Karl & Bernard will meet to review this. Karl suggests voting on this in March, rather than doing any work at this time of the year.
  - c. Frederick/Cambridge Drain: Momentum completed the repairs in this area last week.

#### 10. New Business

- a. Officer Appointments: Bernard says that, while elections for the board were held at the annual meeting, officer positions still need to be chosen. Mike will remain president, while Lauren will assume the position of treasurer from Gene.

#### 11. Open Forum for Owners:

- Bill asks for a roll call of board members in attendance at the start of each meeting.
- Melissa asks what can be done to keep the community safe & Bernard reiterates that residents should contact Rockingham County Sheriff's Office if they have any concerns.

12. Next Meeting: Thursday March 19, 2026 at 5:00 PM (Rocktown Realty)

13. Adjournment: 5:46 PM