

Shady Creek Homes HOA / 2026 Annual Meeting / June 24, 2026, 6:00pm

Location: Town of Grottoes Community Room & Zoom

601 Dogwood Grottoes, VA 24441

Present for SC Board: John Bowman (President), Rob Lynch (Treasurer)

Present for Rocktown: Bernard Hamman, Jonathan Martin

Present for community: 8 homeowners present in person, 6 by proxy

1. Call Meeting to Order & Establish Quorum

Called to order at 6:00p by Rob Lynch.

Jonathan confirmed quorum is met by default as the developer controls the property.

2. Approval of Minutes from Previous Meeting: 6/25/2025 Annual Meeting

MOTION: Approve minutes as presented, by Rob Lynch, second by John Bowman.

Minutes approved as presented unanimously.

3. Financial Review

Finances presented by Jonathan. Finances are tight due to the unusual snow event in January and should even out over the course of the year. Dedication of most roads will free up the snow budget as they will be cleared by Grottoes now.

4. Manager's Report

a. New manager introduction – Jonathan Martin

b. Insurance expansion – fidelity bond

Jonathan presented the expansion of the insurance policy to include crime coverage at a nominal rate that should not affect rates. He will work with State Farm to secure a quote.

c. Delinquency

Delinquency rates are low and almost all relevant accounts show just a minor balance. Collection is going very well at this site.

d. Sales

Bernard presented a strong sales history this year. Home values are up as are sales.

5. Old Business

a. Disposal practices

Jonathan discussed disposal practices. Bulk item dumping creates expenses that come back to homeowners. Bulk item pickup should be scheduled with Grottoes or a manual drop-off at the landfill. The community is doing very well here.

6. New Business

a. Entrance lighting

Jonathan presented complaints regarding the entrance sign lighting. The solar lights installed are currently broken.

ACTION: Jonathan to follow up with VMS to repair/replace lighting.

b. Road paving

Jonathan discussed the road paving, which is now complete everywhere except Mandolin. Mandolin cannot be finished out until the development is complete to allow for heavy machinery to access the site.

c. Rob Lynch announced that development was recommencing and the rest of the development will be built out.

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

Questions regarding adding a playground & development plans.

8. Date of Next Meeting: June 2027 TBD

9. Adjournment

John called for adjournment at 6:30, seconded by Rob. Meeting adjourned.