

Shady Creek Homeowners Association
Annual Meeting Minutes

June 26, 2025 | 6:00 PM

Location: Town of Grottoes Community Room
601 Dogwood Avenue, Grottoes, VA 24441

Board Attendees: Rob Lynch & John Bowman

Board Absentees: Bob Stickley

Guest Attendees: Austin Huff, Travis Allison, Micheal Adams, Joshua Darnell, Jessica Brown, Betty George, Barbara Saufley, Lacey Carter, Ingrid Ruiz, Veronica Santiago, Ronald Lopez, Luis Amortegui-Barreto, Matthew Diehl, & Bessie Brooks-Garnett

POA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 6:00 PM (President Rob Lynch); quorum is established with the developer in attendance.
2. Proof of Notice by POA Manager: Notices were sent to all homeowners via Signwell and/or USPS.
3. Approval of Previous Meeting Minutes (6/27/24):
4. Developer Report: Redwing had planned to continue working with Ryan Homes & they were close to a contract, but the market slowed down again. Building is still paused until pricing can be agreed upon. Paving for the single-family homes will be done, with Redwing working with the town & VDOT. Most areas will have the final coat, but Mandolin Avenue likely will not be done yet. This is due to heavy trucks & equipment that would be traveling on Mandolin once construction begins again.
5. Financial Review (through 5/31/25): Current cash on hand is \$1,964.67, with total assets of \$1,964.67. Including some prepaid income of \$1,955.77, total liabilities & capital are also \$1,964.67. Total income at this time is \$18,099.90 & total expenses are \$27,632.98, giving the association a net income of -\$9,533.08.
6. Community Update

- a. Trash Service Transition: The transition from Waste Management to Meridian began today. The contract is still between the town & the vendor, but residents can sign up for notices directly from Meridian.
- b. Architectural Review: Homeowners are reminded that exterior modifications (ex. fences & sheds) need to be approved by the board of directors prior to work beginning. Applications & design standards are available on the community's website.
- c. Delinquency: There are currently nine owners who owe between \$95 & \$380. It is important that dues are paid on time so that vendors can be paid.
- d. Sales: There are currently two properties on the market. Prices have varied from the low \$300ks to \$389k, based largely on square footage.

7. Old Business: (none)

8. New Business: (none)

9. Open Forum for Owners:

- Can "No Soliciting" signs be installed at the beginning of the community? People have been parking in the front lot & spending the day in the neighborhood. Bernard notes that signs likely will not stop soliciting, but it would give more power to the police. Rob says that he is ok with putting a sign by the parking lot.
- If someone's grass is very high, what can be done? Bernard says to let management know so they can contact the owners or have the landscapers mow it at the owner's expense.
- Can the retention pond be sprayed? Rob says that mosquitoes are probably not coming from the pond, but from other sources of water (ex. children's toys).
- Is a playground being installed? Rob says that there are no plans at this time.
- Is a turn lane still being installed? Rob says it will be required for the next phase of construction, but will not be added before then.
- Is it possible to leave Ryan Homes? Rob says they cannot move to a different builder due to their contract.
- Will the trash removal costs be changing? Kristin says it will depend on the town's contract with Meridian.
- Will the dues be changing? Bernard says the dues will remain at \$70/quarter.
- Who mows the end of Macon by the power station? Rob says that the landscaper can address this.

- The sidewalk was not cleared along Mandolin Avenue. Bernard says this can be addressed with the landscaper.
- There is trash near the entrance (intersection of 340 & Mandolin Avenue).
- Can the retention pond on Mandolin be cleaned? Rob says that it is due to be cleaned out soon.
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10. Election of Board of Directors: With the developer still in control of the community, the existing board will remain as is.

11. Adjournment: 6:27 PM (Rob)