

AVALON WOODS II

Avalon Woods II Board Meeting Minutes

May 6, 2025 | 5:00pm

Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Megan Austin, Rick Frutuozo, & Michael Noble

Management Attendees: Bernard Hamann, Kayleigh Sponaugle, & Sandra Craig – Rocktown Realty

1. **Call meeting to order & establish quorum:** 5:02pm (Megan). We have all 3 Board members present; quorum has been established.
2. **Review & approve of previous minutes (November 5, 2024):** Megan motions to approve the minutes as written, Rick seconds, motion carries.
3. **Manager's Report:**
 - a. Trash – Since the meeting with Waste Management, there have been no issues with dumpsters being missed for tipping; however, the upper Merlins dumpster is regularly left outside of the enclosure.
 - i. Rocktown will try and coordinate with WM and residents on this to see if the situation can be remedied.
 - b. Parking – There are ongoing parking issues within the community, with the primary issue being townhomes with more than 2 vehicles.
 - i. Rocktown will follow up and address these as necessary with the owners.
 - c. Trees – The trees in the common area next to 2367 Avalon Woods Drive are scheduled to be removed this week.
 - d. Delinquency – One owner in the community had a warrant in debt filed against them and received judgment. A lien was also filed.
 - i. Rocktown is keeping an eye on two other owners and reaching out for payments towards high balances.
 - e. Sales – 878 Camelot sold for \$295,000 in February 2025 and 710 Merlins is currently pending and listed at \$259,000.
 - i. Property values continue to increase in the community.
4. **Financial Review (YTD, April 30th):** Through the end of April, we have \$36,799.16 in total operating income and \$41,537.68 in total operating expense.
5. **Old Business:** None.
6. **New Business:** None.

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7. Member Input:

- a. The first big expense for the community comes in 2029 – asphalt milling and paving.
 - i. For this project and the patching and crack filling this year, Rocktown will send notices to all owners via email with plenty of notice before the projects begin and post notices on each door for residents.
- b. The front area where the mulch was removed and grass seed and straw were placed is not having any grass grow. We will keep an eye on this until the fall and address again if needed.
- c. The need for better placement of speedbumps in the community is discussed.

8. Adjournment: 5:46pm (Megan)

9. Next Meeting: August 5, 2025 at 5:00pm