

AVALON WOODS II

Avalon Woods II Board Meeting Minutes

August 5, 2025 | 5:00pm

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

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

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 5:03pm (Megan)
 - a. All Board members are present; quorum has been established.
2. **Review & approve of previous minutes (May 6, 2025):** Megan motions to approve the minutes as written, Rick seconds, the motion carries.
3. **Manager's Report:**
 - a. Trash – The pick-ups with Waste Management have improved, along with the placement of the dumpsters.
 - i. Residents are leaving trash outside the dumpsters and blocking them.
 - ii. Megan drafted an email discouraging improper dumping of trash that will be sent to the community along with a map showing the dumpster locations.
 - b. Vehicles – For parking/vehicle violations, Rocktown reaches out, assesses fines, and tags vehicles as needed throughout the community.
 - c. Delinquency – There are a few owners that are past due but have made recent payments toward their balances.
 - i. One owner was filed on – lien and warrant in debt – earlier this year.
 - d. Sales – The most recent sale was 872 Camelot, which sold for \$273,500 last month.
 - i. There are currently two townhomes under contract, ranging from \$249,000 – \$259,000, respectively.
4. **Financial Review (YTD, July 31st):** Through the end of July, we have a total operating income of \$68,309.47 and a total operating expense of \$60,114.57.
 - a. The discrepancy is from snow removal expenses, timing of trash and landscaping invoices, and tree care expenses, which had not been budgeted for.
5. **Old Business:** None.

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6. New Business:

- a. Asphalt Estimates – Rocktown presents parking lot estimates from Blue Ridge Asphalt and Perfect parking.
 - i. Rick motions to approve the Blue Ridge Asphalt estimate, Megan seconds, and the motion carries.
 - ii. Rocktown will reach out to get dates from the vendor for the project so that notice can be sent out and hung at each property.

7. Member Input:

- a. Megan will create a vinyl lettering design to install on the dumpster enclosures to help reinforce trash rules, such as no loose items or bulk trash.

8. Adjournment: 5:51pm (Megan)

9. Next Meeting: November 4, 2025 at 5:00pm