

Avalon Woods II Owners Association Inc.

202 North Liberty Street Suite 101, Harrisonburg, VA 22802 ~ (540) 434-6166

Annual Meeting Minutes

March 2, 2022

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| <u>Attendees :</u> <u>Board :</u> George Hirschman Megan Austin Richard Frutuozo | <u>Owners :</u> Dale Mongold Duane Swartley (2) Michael Noble |
| <u>Matchbox :</u> Andrea Konstant | <u>Proxies :</u> Nancy McGraw (GH) Michael Swartley (GH) Zahara Alwash (GH) Gregory Nicholas (GH) Trong Duy Nhuynh (Jeff Marrah) Craig Westwood (GH) Debora Douglas (GH) Kevin Emswiler (RF) |

1. Called to Order at 5 :31 PM
2. Proof of Notice- Sent 2/2/2022 by Matchbox via mail or email, defendant on owner preference.
3. Certify Quorum- 10% or 9 lots, 6 owners present representing 7 lots and 8 proxies, 15 lots meets proxy requirements.
4. Approved 2021 Annual Meeting Minutes- motion by Megan, seconded by George, approved unanimously.
5. Managers Report
 - a. Financial Review
 - b. 2022 Budget Review- 3 Scenarios- Duane motioned to increase assessments \$5.00 a month starting April1, seconded by Rick, approved unanimously.
6. Old Business
 - a. Signage proposed from 2021 meeting- installed- Merlin is missing a sign and the yield sign has not been moved.
 - b. Moving dog station- Board was waiting to see if conditions warranted the move, and so far it does not.
 - c. Landscape proposals- Recommended landscapers declined to propose. Did not seek new bids this year as bids have been high with current economic conditions. Megan requested a bid from Turn a Leaf.
7. New Business
 - a. snow removal- Megan reports that a sign was knocked over, grass was

torn in areas, a speed bump was broken, Merlin's was not plowed, King Arthur's Ct was missed. Andrea will call Patrick to discuss and requests issues are reported at the time for correction, not weeks later when it can't be fixed.

b. sending notice in multiple languages- Megan will send information on a program called talking notes. Andrea noted that if one language is offered, then all languages will need to be accommodated on request.

8. Election of Officers- George, Megan, Richard, and Michael all volunteered to run. After an anonymous ballot vote, the officers were elected as George, Michael and Richard.
9. Owner Discussion- Check for dead trees and trees needing trimming in the common areas in spring. Is the sidewalk by the gazebo supposed to have snow removed during snow events? Dumpster is being left sticking out of the coral.
10. Adjournment- motion by George, second by Richard, 6:25 PM

Avalon Woods II Owner's Association
c/o Matchbox Association Management
202 N Liberty ST, Ste 101
Harrisonburg VA 22802
540-434-6166 – HOA@MatchboxRealty.com

Annual Meeting
March 2, 2021, 5:30 PM

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| <u>Board</u> George Hirshman Rick Frutuozo Megan Austin | <u>Owners:</u> Sarah Hodges Duane Swartley (2) Don Plank Michael Noble Nusrat Juhan |
| <u>Matchbox Representative:</u> Andrea Konstant | <u>Proxies:</u> Gregory Nicholas |

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| | Kevin Emswiler Eliot Westwood Amanda Bolt Matthew Swartley Zaharaa Alwash & Khalud Al Asadi William Joseph Burch Lauren Mitchell- Rocktown Realty for Truong Duy Nhuynh |
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Meeting was called to order at 5:31 PM.

Andrea certified she mailed or emailed notice on February 3, 2021, based on owner contact information. Meeting was held via Zoom due to the State of Emergency in the Commonwealth of Virginia and Governors Executive Orders in response to the Covid 19 Pandemic.

Quorum was present with 16 lots being present in person or by proxy. The quorum is set at 10% in the Bylaws.

The Annual Meeting Minutes from 2020 were approved, a motion was made by George Hirschman, seconded by Don Plank and approved unanimously.

Andrea reviewed community financials.

The 2021 Budget was approved with a motion by Megan Austin, seconded by George Hirschman, and approved unanimously.

On old business, there was discussion of the dog station added last year. It will be moved from beside the gazebo to over by the retention pond across Camelot once we receive a proposed location.

New Business:

Megan Austin presented a proposal for adding signage to the association to help curb traffic issues, such as speeding.

Andrea presented landscaping bids, owners made recommendations for other bids they would like to see.

There was an election for officers. The Board will consist of George Hirschman, Megan Austin and Rick Frutuozo for the year.

Megan motioned to adjourn the meeting at 6:32 PM, seconded by Duane Swartley and approved unanimously.