

AVALON WOODS II

Avalon Woods II Board Meeting Minutes

August 6, 2024 | 5:00pm

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

Board Attendees: Megan Austin & Rick Frutuoso

Board Absentees: Michael Noble

Other Attendees: Nuriyah Bender - Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 5:00pm (Megan); we have 2 of 3 Board members present, quorum has been established.
2. **Review & approve of previous minutes (May 14, 2024):** Megan motions to approve the minutes as written, Rick seconds, motion carries.
3. **Manager's Report:**
 - a. Trash – We have not had any missed dumpster pick-ups recently.
 - b. Parking – We have been addressing parking issues as they arise.
 - i. One unit has a vehicle that has been parked with a tarp covering it and has flat tires; the tarp needs to be removed, and the tires fixed. There is also a third vehicle that is using a visitor space regularly.
 - ii. Another unit has 5 vehicles.
 1. Rocktown will follow-up with the owners of each unit.
 - c. Delinquency – There is one owner that has a balance over \$1,000 and has not made any attempt at payments. Unanimous approval has been given from the Board for Rocktown to file a warrant in debt and a lien.
 - d. Downed Tree – Riner Rentals had the tree removed on Hillmont property and removed the part of the tree that fell onto Avalon Woods II common area, which saved the association \$1,000.
 - e. Gazebo – The repairs to the entrance gazebo have been done.
 - i. Megan mentions that there are gaps between the stone at the base of the gazebo. Rocktown will create a work order to have this addressed.
4. **Financial Review (YTD, July 31st):** Through the end of July, we have \$47,813.73 in total operating income and \$47,147.51 in total operating expense.
 - a. There is \$86,151.02 in escrow reserves and the Board would like to invest these funds into either a money market account or a 12-month CD.
 - i. Rocktown will get the interest rates and send them to the Board for approval.

AVALON WOODS II

Avalon Woods II Board Meeting Minutes

August 6, 2024 | 5:00pm

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

5. Old Business:

- a. 2024 Budget: The amended 2024 budget was approved via email, and we need to ratify this vote.
 - i. Megan motions to ratify the email vote to approve the amended 2024 budget, Rick seconds, motion carries.

6. New Business:

- a. Camelot Wooded Area: Rocktown obtained a quote of \$660 from Season After Season to cut back the vegetation, weeds, thorns, and overgrown ivy and clover behind Camelot.
 - i. The Board unanimously approves this estimate.

7. Member Input:

- a. Megan asks if anything can be done about someone smoking marijuana outside.
 - i. There is no recourse for this, as it is legal.
- b. Ms. Bender states that her tenants are not happy and do not feel welcome in the community.
 - i. As the HOA management company, Rocktown would only communicate with the owner of the property for any issues, not the tenants.
 - ii. Otherwise, this would need to be addressed between neighbors.
- c. Rocktown will be working on getting landscaping and snow removal bids for the upcoming year; estimates for paving will also be obtained.
- d. Rocktown will ask the landscapers to check trees in the community and make sure none of them look like they are dead or dying.
- e. There are a few units on Merlins where this is a concern with the number of residents. Rocktown will reach out to the owner of each unit.

8. Adjournment:

9. Next Meeting: November 5, 2024 - 5:00pm