



Madison Manor POA
Board of Directors Meeting Minutes
June 6, 2024 | 4:30 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Devon Leeper, Julie Hamann, and Maggie Zheng

Board Absentees: Brent Loope and Thabo Fisher

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

1. Call Meeting to Order & Establish Quorum: 4:31pm (Devon); we have 3 of 5 Board members present, quorum has been established.
2. Approval of Minutes from Previous Meeting (3/5/2024): Julie motions to approve the minutes as written, Maggie seconds, minutes pass.
3. Financial Review (through May 31st): Total cash on hand is \$80,038.56, with total assets of \$378,483.25. Including some prepaid income of \$9,948.96, total liabilities and capital is also \$378,483.25. Total income at this time is \$171,479.79 and total expenses of \$190,749.35, with a net income of -\$19,269.56.
 - a. Julie asks if the association has extra funds to do additional concrete curbs by the 1010, 1014, and 1018 buildings
 - Bernard states that a previous Board approved to have concrete curbs done where there were light poles in the islands and to remove the islands without light poles and use them for extra parking when the paving is done.
 - Rocktown will check to see if there are additional islands with light poles that need to be done during next week's inspection.
4. Community Update
 - a. Quest: Quest replacement was done in 1030-7 and 1030-8; quest leaks have been repaired as needed.
 - b. Ugly Bug Treatment: The second quarterly treatment is scheduled for next Monday, 6/10.
 - c. Townhouse Door Painting: This was scheduled to be completed this week; Rocktown will check during next week's inspection.
 - d. Pool House Improvements: The exterior work was completed by VMS and the landscaping has been done by Season After Season.
 - e. Concrete Curbs: These were completed earlier in the spring, along with the handicap parking space at the 1112 building.
 - f. Roof Repairs: Minor repairs are being done at the 1112 and 1116 buildings this week.



- g. Vandalism: There have been a few times this year that graffiti has been spray painted on the dumpsters and/or enclosures, along with the panels being damaged.
 - a. We have also had reports of children throwing rocks into breezeways and at unit doors.
 - h. Delinquency: There are a few owners that are 2 months past due, but there is not a concern with delinquency in the community.
 - i. Sales/Occupancy: 1215 Old Furnace recently sold for \$197,000 and 1116-10 is listed at \$190,000.
 - a. Only 5 units have sold between May 2023 and June 2024.
 - b. Madison Manor is a popular location, and Rocktown always has many applicants as soon as a unit becomes available to rent.
- 5. Old Business:
 - a. Security/Cameras: The cameras are scheduled to be installed on June 18th; they have 24/7 recording and can be accessed remotely 24/7.
- 6. New Business: None.
- 7. General Comments/Questions:
 - a. Julie mentions that the interior work on the pool house has begun; the tiles are up in the bathrooms and flooring is coming in today.
- 8. Date of Next Meeting: Thursday, September 5, 2024 at 6:00pm (Annual Meeting)
- 9. Adjournment: 4:49pm (Devon)