



**Meadowbrook Property Owners' Association
Board Meeting Minutes**

Tuesday, February 18, 2025 | 6:00pm

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

Board Attendees: Michael Litwin, Michael Morrison, Larry Heatwole, Steve Johnson, and Nasir Jalal

Other Attendees: Kimberly Goldman and Brent Uzdanovic (owners)

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Michael M.); We have 4 of 5 Board members present to begin the meeting, quorum has been established.
 - a. Michael L. joins at 6:03pm, all Board members are now present.
- 2. Review & approve previous meeting minutes from December 3, 2024:** Michael M. motions to approve the minutes as written, Nasir seconds, motion carries.
- 3. Manager's Report:**
 - a. Snow Removal – Rocktown reached out to Jeff Nicely with VDOT for clarification on which streets had been accepted for snow removal.
 - i. The accepted streets are Buck Run Court, Tanners Court, Wiltshire Street, and half of Suffolk Drive.
 - ii. The remaining streets have not been accepted and will require snow removal by the association. These include Romney Court, Merino Lane, Finn Court, Cotswold Court, and the remaining half of Suffolk Drive.
 1. Rocktown provided the map to Curb Appeal. Delinquency – There are currently two owners that owe over \$1,000, and the association will be filing liens and warrants in debt against them.
 - b. Sales – The most recent home sold was 4160 Romney Court, for \$429,000; 4001 Buck Run Court is currently an active listing.
 - i. In the past 6-8 months, about 12 units have sold in the community.
- 4. Financial Review (YTD, January 31st):** Through the end of January, we have \$17,858.00 in total operating income and \$11,810.62 in total operating expense.
- 5. Old Business:** None.
- 6. New Business:** None.



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7. Member Input:

- a. The following lots need to be cleaned up by the builder/developer: Finn Court corner lot, corner of Romney and Suffolk – dead tree, and the corner of Wiltshire and Cotswold.
 - i. Rocktown will follow up on each with the builder/developer.
- b. The area behind 199 Suffolk needs to be cleaned up by the owner, and Rocktown will reach out.
- c. The dog waste station on the corner of Suffolk and Finn needs to have the trash emptied and bags re-filled.
 - i. Rocktown will follow up with Johnson's to address this, as this is to be done weekly per the 2025 contract.
- d. Mr. Uzdanovic requests a copy of the landscape copy be emailed to him.
 - i. Rocktown will send this to him.
- e. There is a loose dog that has been seen that is believed to belong to 201 Suffolk.
 - i. Rocktown will follow up with the owner.
- f. There has been some cracking on some of the public streets in the community.
 - i. Rocktown will follow up with VDOT and put in a request to have these addressed.
- g. Kimberly mentions cars parking behind driveways, making it difficult to maneuver in and out.
 - i. Rocktown will reach out to the owner(s).

8. Adjournment: 6:34pm (Michael L.)

9. Next Meeting: April 22, 2025 at 6:00pm