



Meadowbrook Property Owners' Association

Board Meeting Minutes

Thursday, August 29, 2024 | 6:00pm

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

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

Board Absentees: Michel Litwin

Other Attendees: Victor Balderas, Brent Uzdanovic, Marcolin Castillo – 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, quorum has been established.
- 2. Review & approve previous meeting minutes from May 30, 2024:** Michael motions to approve the minutes as written, Larry seconds, motion carries.
- 3. Manager's Report:**
 - a. Delinquency:** There is one owner who is carrying a balance of over \$1,000 and the Board gives unanimous approval for Rocktown to file a lien and warrant in debt against them.
 - b. 251 Suffolk:** The owners were making modifications and alterations without approval from the architectural committee.
 - i.** The association and Rockingham County have informed them to cease work at the property.
 - ii.** Rocktown met with the owners about completing the appropriate forms to submit for review.
 - c. ARC Requests:** Rocktown asks the Board to respond promptly to any requests that come in via email so that owners aren't waiting for approval on a project.
 - d. 4121 Finn Court Basketball Hoop:** Rocktown was informed on Wednesday that the basketball hoop was re-installed.
 - i.** Upon inspection, it was confirmed that the permanent hoop was re-installed at this property and made to look like a temporary one. Rocktown contacted the owner of the property informing them that they need to remove it, or the association will have it done at their expense.
- 4. Financial Review (YTD, July 31st):** Through the end of July, we have \$70,456.19 in total operating income and \$50,973.49 in total operating expense.
- 5. Old Business:** None.



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6. New Business:

- a. Cotswold Court – Rock Removal: Rocktown obtained an estimate from Johnsons Landscaping for \$1,000 to remove the rocks behind the homes on Cotswold Court and have the area re-graded so that it will be easier to maintain moving forward.
 - i. Michael motions to approve the estimate, Larry seconds, motion carries.
 - 1. Mr. Uzdanovic mentions that there is an issue with water pooling behind the homes on Cotswold and is concerned that removing these rocks may affect that.
 - 2. The Board agrees to proceed with removing them and then address this issue if it worsens.
- b. Wiltshire Bridge: A homeowner had mentioned the bridge needing some paint and sanding done at a previous meeting and wanted it to be discussed today.
 - i. The Board requests that Rocktown obtain an estimate for repairs, sanding, and staining.
 - 1. They will review the estimate to determine if they would like to proceed with it or removing the bridge altogether.

7. Member Input:

- a. Mr. Uzdanovic would like there to be an ongoing discussion about entertainment options for the community.
- b. Mr. Uzdanovic states that he submitted ARC requests that were previously approved and that he will be starting the work on them soon; he wants to make sure that he can proceed with them.
 - i. If he proceeds with the projects as they were approved, he is good to go.
- c. Regarding the bridge in the Wiltshire common area, he states that the area floods frequently and believes removing the bridge will be best.
- d. Larry mentions there are 2 homes on Buck Run that continuously leave their trash bins out.
 - i. Rocktown will check this during the next inspection.

8. Adjournment: 6:33pm (Michael)

9. Next Meeting: September 12, 2024 at 6:00pm