AVALON WOODS II

Avalon Woods II Board Meeting Minutes
November 3rd, 2026 | 5:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Megan Austin, Michael Noble, Heather King
Board Absentees: None.
Management Attendees: Bernard Hamann & Sara Pittella (Rocktown Realty)

1. **Call meeting to order & establish quorum:** 5:02pm, Megan calls to order. All 3 Board members are present; quorum has been established.

2. **Review & approve of previous minutes (August 4th, 2026):** Megan motions to approve minutes as written, Heather seconds, called to vote; all in favor, none opposed, motion carries.

3. **Manager's Report:**

   a. Trash- Issues with dumping and bulk trash items is still occurring; will discuss possible solutions during New Business.
   b. Parking – Frequent misuse/abuse of Visitor parking spaces by residents has stopped;
   c. Delinquency – One homeowner owes $1,205 and has been advised to remit payment as soon as possible to avoid having a WID and/or lien filed against them.
   d. Sales – Three units sold this year ranging from $225-255K and one pending sale at $285K.

4. **Financial Review (YTD, October 31st):** Total operating income is $107,699.96, and total operating expenses are $59,960.69.

5. **Old Business:** None.

6. **New Business:**
   a. Trash/Dumpsters-
      i. Sara will reach out to SignPro to get a mock-up of a "NO DUMPING OR BULK TRASH" and quote/pricing, as well as Waste Management to see if they can provide a sign at no-cost/low-cost.
      ii. Sara will reach out to the Waste Management representative to request a swap/refurbishment for the flaking dumpster on Upper Merlin's Way.

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b. CD Renewal- After discussion, the Board votes to reinvest funds into two separate CDs: $50,000 for 12 months and $50,000 for 18 months. The Board will revisit the possibility of purchasing a third CD in January after final year-end numbers are available.
c. Dog Barking- Michael reports a dog is kept outside on the deck of a unit in Avalon Woods I, no matter the weather, and barks constantly; Sara will contact animal control to see if they can investigate once Michael shares more specific location.
d. 2027 Landscaping & Snow Removal Bids- Forthcoming, waiting on one more vendor quote before presenting to Board for review and approval.

7. **Member Input:** None.

8. **Adjournment:** 5:34pm- Megan motions to adjourn, Michael seconds, called to vote; all in favor, none opposed, motion carries.

9. **Next Meeting:** Annual Meeting – February 2nd, 2027 @ 5pm via Zoom

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