

# AVALON WOODS II

## Avalon Woods II Board Meeting Minutes

May 5, 2026 | 5:00pm

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

Board Attendees: Megan Austin & Heather King

Board Absentees: Michael Noble

Management Attendees: Kayleigh Sponaugle & Erica Crawford – Rocktown Realty

1. **Call meeting to order & establish quorum:** 5:01pm (Megan); we have 2 of 3 Board members present, quorum has been established.
2. **Review & approve of previous minutes (August 5, 2025):** Megan motions to approve the minutes as written, Heather seconds, the motion carries.
3. **Manager's Report:**
  - a. Trash – There is an ongoing issue with bulk items being left in and around the dumpsters, making it difficult for them to be tipped and having to have the landscapers come on-site to haul the items away at the association's expense.
    - i. We also received a complaint today about the dumpsters not being pushed all the way into the enclosures.
      1. We are meeting with our WM rep tomorrow and will let him know that this needs to be addressed.
  - b. Parking – We reach out as needed for parking violations, such as regular use of visitor spaces or if vehicles are out of compliance with dead tags or inspections.
  - c. Delinquency – Most owners are current on their dues payments, having only one significantly delinquent owner who the association has already filed against.
  - d. Sales – There has been one sale thus far in 2026, which was 730 Merlins Way, which sold for \$255,000 in March.
4. **Financial Review (YTD, April 30<sup>th</sup>):** Through the end of April, we have \$45,710.16 in total operating income and \$30,601.78 in total operating expense.
5. **Old Business:**
  - a. Language on Dumpsters – Megan proposes adding vinyl lettering onto the dumpsters to address issues with furniture and trash being placed in the enclosures or in front of them.
    - i. Rocktown will check with Waste Management tomorrow if they will allow the vinyl letters to be placed on the dumpsters.

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- ii. If this is permitted by WM, Megan will get cost estimates for the vinyl material and will send an email to the Board for approval.

**6. New Business:** None.

**7. Member Input:**

- a. The Board discusses difficulties with recruiting owners to join the Board due to misconceptions about the workload, though engagement from owners and residents has been improving.

**8. Adjournment:** 5:27 pm (Megan)

**9. Next Meeting:** Tuesday, August 4, 2026 at 5:00pm

DRAFT