AVALON WOODS II

Avalon Woods II Board Meeting Minutes
August 4, 2026 | 5:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Megan Austin (in-person) & Michael Noble (via Zoom)
Board Absentees: Heather King
Management Attendees: Bernard Hamann & Sara Pittella – Rocktown Realty

1. **Call meeting to order & establish quorum:** 4:58pm (Megan calls to order); we have 2 of 3 Board members present, quorum has been established.

2. **Review & approve of previous minutes (May 5, 2026):** Megan motions to approve the minutes as written, Michael seconds, the motion carries.

3. **Manager's Report:**

   a. Trash – The issue of the dumpster not being fully placed back inside the enclosure is mostly resolved.
   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 – There are 2 properties that are significantly delinquent; one has a balance of approximately $4,500 and had a lien and WID filed in March 2025; the other property has a balance of approximately $3,000 and the Board has advised us to file a lien. Another property is approaching the $1,000 threshold for having a lien or WID filed against them; the Board wants us to reach out to the owner and advise them if payment is not remitted, we will proceed with the lien filing process.
   d. Sales – There has been one sale thus far in 2026, which was 730 Merlins Way, which sold for $255,000 in March. There are 2 other properties that are listed and set to close soon- 770 Merlins Way and 720 Camelot.

4. **Financial Review (YTD, July 31st):** Through the end of July, we have $76,741.49 in total operating income and $30,816.76 in total operating expense. There is nearly $52,000 in a CD that matures in October.

5. **Old Business:**
   a. Signs on Dumpsters – WM and Board previously approved for vinyl lettering to be installed on dumpsters (ie- "NO BULK TRASH", "NO DUMPING"). In the fall when school is back in session, Megan will get the vinyl signs/lettering made.

6. **New Business:** None.

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7. **Member Input:** None.

8. **Adjournment:** 5:24 pm (Megan calls to adjourn, Michael seconds, motion carries)

9. **Next Meeting:** Tuesday, November 3rd, 2026 at 5:00pm