



Madison Manor POA
Board of Directors Meeting Minutes
June 4, 2026 | 4:30 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Devon Leeper, Julie Hamann, & Maggie Zheng

Board Absentees: Brent Loope & Thabo Fisher

Management Attendees: Bernard Hamann, Erica Crawford & Sara Pittella– Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 4:34pm (Devon Leeper); we have 3 of 5 Board members present, quorum has been established.
2. Approval of Minutes from Previous Meeting (3/4/2026): Devon Leeper motions to approve the minutes as written, Julie seconds, motion carries.
3. Financial Review (YTD, May 31st): Total cash on hand is \$73,546.21, with total assets of \$407,026.90. Including some prepaid income of \$4,824.21, total liabilities and capital is also \$407,026.90.
4. Community Update
 - a. Quest – Ongoing
 - b. Key Audit – Next key audit to take place end of August/early September; previous audit performed February 27, 2026.
 - c. Ugly Bug Treatment: Scheduled for Monday, June 8
 - d. HVAC Wires – Several units reached out; per VMS, 8 units sent in work orders, with 7 already completed and 1 scheduled for end of the month.
 - e. Delinquency – Nothing substantial
 - f. Sales/Occupancy – N/A
5. Old Business: None.
6. New Business:
 - a. Condo door project- Inspection for condition of doors; if peeling or damaged, make a list and contact owners for needed painting/repairs.
 - b. Replace dumpsters
 - Provide Waste Management with quantity and location details of problematic dumpsters for evaluation and potential replacement at no charge.
 - c. Update handrails

7. General Comments/Questions:



- a. The Board discussed improvements needed for the community, including power washing the exterior siding and refinishing the breezeway surfaces and stairs.
 - Julie- Research and propose options for epoxy or thin flooring material for breezeway steps and floors, including slip resistance, and possibly test on one building.
 - b. Patching/repairing of potholes in parking lots.
8. Date of Next Meeting: Annual Meeting Thursday, September 3, 2026 at 6:00pm
 - a. Send notices and ensure proxies are collected.
 9. Adjournment: 4:54pm (Devon Leeper)