



**Meadowbrook Property Owners' Association
Board Meeting Minutes
Tuesday, May 26, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Michael Morrison, Larry Heatwole, Steve Johnson, Michael Litwin (via Zoom), and Shavan Farag (via Zoom)

Board Absentees: Ashley Robey

Other Attendees: Owners Victor Balderas and Brent & Holli Uzdhanovics

Management Attendees: Bernard Hamann & Erica Crawford— Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:02pm, Michael Litwin called to order; 5 of 6 Board members present, quorum has been established.
2. **Review & approve previous meeting minutes from February 17, 2026:** Michael L. motions to approve the minutes as written, Michael M. seconds, the motion carries.
3. **Manager's Report:**
 - a. Delinquency – There is currently one owner who we have already filed against; there is 1 new owner that is over \$1,000 past due and the Board instructs Rocktown to file against them.
 - b. Sales – There are currently two active listings and one pending listing. Since mid-2025, units have sold between \$450,000 and \$560,000 and the highest sale was 4125 Romney for \$560,000 (5/25).
4. **Financial Review (YTD, April 30th):** As of the end of April 2026, we have \$44,700 in total operating income and \$31,469.15 in total operating expense; net operating income is \$13,230.85
5. **Old Business:**
 - a. Free Library – Table for Ashley to speak about at next meeting.
 - b. Snow Removal – Outstanding bill from Curb Appeal; Michael L. made motion to pay 50% (\$1,300 of \$2,630), Michael L. seconds, motion carries.
6. **New Business:**
 - a. Fine Structure for HOA violations – Present at Annual Meeting next month (June 23rd 2026 at 6pm) to gauge homeowner opinions



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- i. Bernard to send examples of fine structures from other associations to the Board for review prior to the June annual meeting and provide the specific section of the Virginia Property Owners Association Act regarding legal limits for HOA fines to Michael.
- ii. Draft and distribute a community-wide notice to owners/residents regarding the upcoming discussion of fines at the annual meeting (ie-proposed fine structure, implementation timeline)

7. Member Input:

- a. GloFiber clean up
- b. Temporary speed limit sign
 - i. Reach out to the sheriff's department to inquire about the possibility of installing a temporary speed monitoring sign in Dupont-Suffolk

8. Adjournment: 6:58 pm, Michael L.

9. Next Meeting: Annual – Tuesday, June 23rd 2026 at 6pm at Horizon's Edge (available and approved).