



**Meadowbrook Property Owners' Association
Board Meeting Minutes
Tuesday, February 17, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Michael Litwin, Michael Morrison, Steve Johnson, & Ashley Robey

Board Absentees: Larry Heatwole & Shavan Farag

Other Attendees: 4 owners present via Zoom

Management Attendees: Drew Preston & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:06pm (Michael L.); we have 4 of 6 Board members present, quorum has been established.
2. **Review & approve previous meeting minutes from December 16, 2025:** 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 that is over \$1,000 past due and the Board instructs Rocktown to file against them if no payment is received by the end of February.
 - b. Sales – Since January 2025, 12 properties sold in the community, and since December 17, 2025, one property has sold and there is one active listing.
 - i. The most recent sale was on Finn Court for \$456,000.
4. **Financial Review (YTD, January 31st):** Through the end of January, we have \$21,020.00 in total operating income and \$6,360.96 in total operating expense.
5. **Old Business:**
 - a. Free Library – This will be tabled until the next meeting, once landscaping has been in effect for a few months.
6. **New Business:**
 - a. Snow Removal – We received two snow removal invoices for the January snow event; one from Curb Appeal and one from CML.
 - i. Curb Appeal had been contracted for snow removal through the end of 2025, but they overlooked that they were no longer contracted for the snow removal when the storm came through and proceed to clear the privately owned streets.



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- ii. CML incorrectly interpreted the street map provided and cleared the public streets that VDOT was responsible for.
 - 1. The confusion has since been resolved with both vendors.
- iii. Both vendors invoiced the association for the work that was done and the Board has instructed Rocktown to pay the CML invoice and send the Curb Appeal invoice to Sam Huffman to pay since it has taken a long time to get the remainder of the streets handed over.

7. Member Input:

- a. A suggestion is made to place snow markers by the fire hydrants so that the vendors do not block them when doing snow removal.
- b. Michael L. asks if Waste Management would be able to have an earlier delivery date for their totes prior to the changeover.
 - i. Rocktown will reach out to see if this is a possibility.
- c. A question about the total number of rentals in the community is asked, with the concern being whether important notices/reminders are received by tenants.
 - i. It is the responsibility of the owner/property management company to pass association information to tenants. As the HOA management company, Rocktown only has the name and contact information for the owners within the community.

8. Adjournment: 6:40pm (Michael L.)

9. Next Meeting: Tuesday, May 26, 2026 at 6:00pm