



Beacon Hill Board Meeting Minutes
July 8, 2025 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Carlos Olachea, Bob Horst, David Gaines, Victor Quispe, & Nicole Yoder

Board Absentees: None

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:02pm (Carlos)
 - a. All Board members are present; quorum has been established.
- 2. Review & approve of meeting minutes from April 8, 2025:** Bob motions to approve the minutes as written, Carlos seconds, motion carries.
- 3. Financial Review (YTD, June 30th):** Through the end of June, we have a total operating income of \$102,860.99 and a total operating expense of \$91,883.48.
- 4. Community Update:**
 - a. Spring Inspection – The initial follow-ups from the inspection have been completed and the inspection report was sent to the Board. Rocktown is continuing to follow-up with owners as necessary.
 - i. Rocktown received positive feedback from residents who appreciated being informed about issues.
 - b. Vehicles – Vehicles that are not in compliance are being tagged and towed as needed
 - c. Delinquency – The association filed against one owner who was over \$1,000.00 past due. The owner has since paid their balance in full, and the case has been dismissed.
 - d. Sales – Currently, there are three pending sales in the community, with recent sales showing strong property values. The most recent property was on Victorian Village Drive and sold for \$275,000.00.
 - i. The Board discusses implementing a new policy for property inspections being completed upon receiving disclosure packet requests.
 1. Bernard states that if this is a direction the Board would like to go, the charge would be an additional \$100 to the current \$175 cost for the disclosure packet.



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2. The inspection would be thorough to identify and report violations before property sales and would help prevent new owners from inheriting unreported violations. However, structural issues or aesthetic problems such as missing shingles would still be the responsibility of the new owners to address and would also be noted on the home inspection.

5. ARC Review Committee: None.

6. Old Business:

- a. Violations & Fines – The Board agrees to add fines to bullets 2 and 3 on the rules & regulations document and to also add the date the document is revised. Once this has been updated, the document will be sent to all owners and posted to the website.
 - i. The Board discusses the issue of AC window units and whether to add language to the rules & regulations document. Ultimately, it is decided to wait and see if the issue becomes more widespread before creating a new rule. They also acknowledge that window units may be needed temporarily due to HVAC issues or medical reasons.

7. New Business: None.

8. Member Input:

- a. Bob mentions that the parking lot across from Wordsworth Court on Emerson Lane is in rough shape.
 - i. Rocktown will get documentation of this and reach out to vendors.
- b. Carlos mentions installing soccer goals in the common area at Old Richmond Circle.
 - i. Rocktown will look into this and present options to the Board.

9. Adjournment: 6:53pm (Carlos)



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10. Next Meeting: October 14, 2025 at 6:00pm

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