



Beacon Hill Board Meeting Minutes

April 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

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Carlos); we have 4 of 5 Board members present to begin the meeting, quorum has been established.
 - a. David joins the meeting at 6:14pm; all Board members are now present.
- 2. Review & approve of meeting minutes from January 14, 2025:** Nicole motions to approve the minutes as written, Victor seconds, motion carries.
- 3. Financial Review (YTD, March 31st):** Through the end of March, we have \$51,447.61 in total operating income and \$49,647.03 in total operating expense.
 - a. The snow removal expense was significant this year, and this is largely due to the snow in early January. This was a rare event with the amount, timing, and frigid temperatures. Even so, the association is healthy financially and on track with the reserves.
- 4. Community Update:**
 - a. Spring Inspection – The annual inspection is scheduled for April 25th, and Rocktown will send the inspection to the Board once it has been completed.
 - i. The inspections will include notes about issues that need to be addressed, and any follow-up responses from owners.
 - b. Frost Place Sewer Line – A sewer line issue was reported to Rocktown, who reached out to the City of Harrisonburg to see if the exact unit could be identified.
 - i. They were able to identify where the issue was coming from, and Rocktown was able to reach out to the owner of the unit to address it.
 - c. Vehicles – Non-compliant vehicles (expired tags, inspections, etc.) have been tagged and towed as needed.
 - d. CTA – This has been suspended.
 - e. Delinquency – One owner has been filed on and a court date is set for 4/15; there are two other owners we are reaching out to set up payment plans or pay their balances in full.



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- f. Sales – The last unit that sold was 269 Emerson in February 2025 and sold for \$241,500. Previous sales were in October 2024 and ranged from \$260,000 - \$280,000.
- 5. **ARC Review Committee:** 269 Emerson – The Board reviewed an ARC request to install a while vinyl privacy screen at this unit in the back.
 - a. Carlos motions to approve the screen, Bob seconds, and the motion carries. Rocktown will inform the owner that they can proceed as submitted.
- 6. **Old Business:**
 - a. No Dumping Signs – These were installed around the playground and have helped to improve the frequency of bulk items being left on the corner of Emerson and Victorian Village.
 - i. Carlos asks if some of the signs can be placed along the fire lane in front of the playground on Old Richmond Circle. Rocktown will create a work order to have this done.
- 7. **New Business:**
 - a. CD – One of the CDs matures today, and Bob motions to reinvest the funds for the best rate that is available, Victor seconds, motion carries.
 - b. Roof Replacement – With the community being over 20 years old, many townhomes will be needing their roofs replaced soon. Carlos suggests sending monthly reminders to homeowners about this and emphasize that they must adhere to the roofing guidelines for color, material, and type of shingles.
 - i. Rocktown will begin sending these to the community on a monthly basis.
 - c. Violations & Fines – The Board will review the current rules and regulations for the community and focus on enacting fines to address specific issues, which will be discussed at the next Board meeting.
 - i. Rocktown will send the document to the Board via email to review.
 - ii. Bernard explains that the maximum fine for a single incident is \$50, and for recurring issues, it can only be \$10 per day for up to 90 days.



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- 8. Member Input:** None.
- 9. Adjournment:** 7:07pm (Carlos)
- 10. Next Meeting:** July 8, 2025 at 6:00pm