

The Townes at BlueStone

The Townes at Bluestone Board Meeting Minutes

October 28, 2025 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Kristy McComb, Samy El-Tawab, & Kelly Meetze

Board Absentees: Adam Hancock

Other Attendees: Jamie Lovo – Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:05pm (Kristy)
 - a. We have 3 of 4 Board members present; quorum has been established.
2. **Review and approve of previous meeting minutes from July 15, 2025:** Kristy motions to approve the minutes as written, Samy seconds, the motion carries.
3. **Financial Review (YTD, September 30th):** We have a total operating income of \$103,389.38 through the end of September and \$98,396.55 in total operating expense.
 - a. The Board requests that a tree care line item be added to the 2026 budget and asks that C&L decrease their trash pick-up around the retention pond to at least 2x/week instead of weekly.
4. **Community Update:**
 - a. 350 Blue Stone Hills – The renovation was complete in August, and the garage was put back in place to its original state.
 - b. Retention Pond – The area around the retention pond has been mowed and cleared by the landscapers
 - i. Jamie raises concerns about woody growth near the pond and expresses interest in planting native seeds for a riparian buffer.
 1. Bernard suggests postponing any decisions on this until the annual meeting, where Adam, who works in stormwater management for Rockingham County, can provide some guidance.
 - c. Community Yard Sale – This is scheduled for Saturday, November 15th; Rocktown will send a reminder to the community.
 - i. Kristy requests the contact information for the resident organizing the yard sale.
 - d. Delinquency – There is not a delinquency issue within the community, and most owners that are past due have made payments towards their balances.

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- e. Sales – There is one active listing – 348 Blue Stone Hills Drive, listed at \$372,000; there is one pending sale – 2208 Lapis Lane, listed at \$379,000; the most recent sale was 2181 Deyerle Avenue, sold at \$375,000.
- 5. Old Business:** None.
- 6. New Business:**
 - a. Landscaping & Snow Removal – Two bids were received for 2026 landscaping and snow removal; one from the incumbent, Curb Appeal, and one from Season After Season, who provided service in 2024.
 - i. After reviewing both bids, Kristy motions to approve the bid from Season After Season, Samy seconds, and the motion carries.
 - b. 2026 Meeting Schedule – Next year's meeting schedule will remain the same, with quarterly meetings and the annual meeting in November.
 - c. Board Positions – Kristy, Kelly, & Samy all express that they are willing to remain on the Board and be up for re-election at this year's annual meeting.
 - i. Kristy will not be able to attend the annual meeting in-person but will join via Zoom.
 - ii. Short-term rentals will be on the annual meeting agenda to discuss to owners.
- 7. Member Input:**
 - a. The Board discusses updating the rules & regulations document to include language on prohibiting AC window units, with exceptions allowed for repairs or maintenance.
 - i. Language will also be added regarding exterior modifications that are done without submitting an application and receiving approval.
- 8. Adjournment:** 7:11 (Kristy)
- 9. Next meeting:** November 18, 2025 at 6:00pm (Annual Meeting)