

The Townes at BlueStone

The Townes at Bluestone Board Meeting Minutes

January 21, 2025 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Jeff Dyche, Adam Hancock, Samy El-Tawab, Kristy McComb, & Kelly Meetze
Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:00pm (Kristy); we have 4 of 5 Board members present to begin the meeting, quorum has been established.
 - a. Kelly joins at 6:03pm, all Board members are present.
2. **Review and approve of previous meeting minutes from October 22, 2024:** Kristy motions to approve the minutes as written, Jeff seconds, motion carries.
3. **Financial Review (YTD, December 31st):** Through the end of December, we have a total operating income of \$123,977.93 and a total operating expense of \$87,218.17.
4. **Community Update:**
 - a. Snow Removal: Blue Stone Hills Drive was delayed in being plowed by the City of Harrisonburg for the snow event in early January, otherwise, there were no issues with the rest of the community for snow removal.
 - i. Rocktown did receive questions about the sidewalks along the private streets not being done, but that is how the Covenants were written.
 1. The Board would like to expand the scope of work to include treating all sidewalks and parking areas and salting Blue Stone Hills Drive.
 - a. Rocktown will get with the vendor to update this.
 - b. Tanzanite Fence: The vendor contacted Rocktown about the damage to the fence at the end of Tanzanite from the snow removal, and we will work with them to get it repaired.
 - c. Speed Bumps: The speedbump on Lapis Lane, closest to Blue Stone Hills, was completely removed during the snow removal.
 - i. The speedbump on Deyerle, closest to the gazebo, was also removed.
 1. Rocktown will work with the vendor to have these repaired.
 - d. Tree Removal: Dry River Tree Service was informed of the Board's approval to remove the dead trees in the common areas behind Deyerle and will let us know when that has been scheduled.

The Townes at BlueStone

The Townes at Bluestone Board Meeting Minutes

January 21, 2025 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

- i. Samy asks that Rocktown follow-up with them as he would like to be present when they come by.
- e. Sales: Four townhomes sold in 2024, ranging from \$312,000 – \$325,000.

5. Old Business:

- a. 350 Blue Stone Hills ARC: On 1/7, the owner informed Rocktown that they are getting quotes to redo the garage and will let us know when those have been received.
- b. CTA: Rocktown needs FinCEN numbers from the Board to file the report.

6. New Business:

- a. 2025 Budget: Jeff motions to ratify the email vote to approve the 2025 budget for the association, Samy seconds, motion carries.
- b. Board Positions: Jeff motions to elect Kristy as the president and Adam as the secretary, Adam seconds, motion carries.
 - i. Rocktown will update the website and the SCC.
- c. Glo-Fiber: The Board would like there to be consistency on the location of the Glo-Fiber boxes.
 - i. Bernard will go to the office across the street from Rocktown and get information on the installer for the boxes.
- d. Blue Stone Hills Dues/Snow: Blue Stone Hills Drive is maintained through the City of Harrisonburg and is considered a Tier 3, which is based on the amount of traffic flow.
 - i. The association only takes care of the parking areas on this street.

7. Member Input:

- a. 2195 Deyerle: There is a tarp on the roof and the owner is delinquent on dues.
 - i. A warrant in debt was filed and a judgment granted against the owner, and a lien will also be filed to ensure that anything that is owed will be collected prior to the property being sold.
 - ii. Rocktown will try and get in touch with the owner regarding the roof.
- b. Kristy mentions a concern with 2211 Lapis and the basement being rented out.



The Townes at Bluestone Board Meeting Minutes

January 21, 2025 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

- i. Rocktown will reach out to the owner.

8. Adjournment: 6:56pm (Kristy)

9. Next meeting: April 15, 2025 at 6:00pm