



**Beacon Hill Annual Meeting of Owners**

**Meeting Minutes**

**October 4, 2022**

**7:00pm**

**Location: Rocktown Realty Office & Zoom Videoconference**

**218 E. Market Street, Harrisonburg, VA 22801**

Board Attendees: Bob Horst, Carlos Olachea, Howard Rawles, Julia Hall, & Melissa Dawson

Owners: 109 owners present in person, via Zoom, or by Proxy

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum: 7:00pm (Bob)**
  - a. To establish quorum, the Bylaws state that we need 33 1/3% of the owners represented, which is 86.
    - i. We had 94 owners represented by proxies and 15 attendees, to give us a total of 109. Quorum was met.
- 2. Review and approve of meeting minutes from October 5, 2021:** Bob motions, Carlos seconds, minutes approved as written.
- 3. Financial Review (YTD, September 30<sup>th</sup>):**
  - a. We ended September with a total of \$145,369.67 in total operating income.
  - b. For total operating expense, we had a total of \$74,521.11 for the end of September.
  - c. We are scheduled to transfer \$71,400 into reserves at the end of the year.
- 4. Manager's Report/Community Update:**
  - a. **Crack Filling** was completed on private streets and all parking areas in mid-September by Smith Paving.
  - b. **Sink hole** was filled in by the owner of 269 Emerson Lane.
  - c. **Dead Trees** were removed near 183 Emerson Lane.
  - d. **Entrance signs** by Vine Street were power washed over the summer.
  - e. **Groundhogs** were seen at the homes on Old Richmond Circle, and D&S Nuisance was contacted to have them removed. More have been noted in Victorian Village, and D&S will address again.



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- f. Cats on Frost Place** – An owner in the community was attacked by a cat on Frost while walking her dog.
  - i. The owner reached out to Animal Control and Rocktown has also reached out to them, and they have come out to set traps.
  - ii. If the owner wants to pursue any legal action, it's up to them. The HOA would not get involved.

**G. 223 Emerson Awning** has been removed by the owners.

**H. Property Values** – In 2020, townhomes in Beacon Hill were selling for an average of \$180,000, and in 2022, they have sold for \$230,000, which is a significant increase in values.

- i. Year to date, 11 townhomes have closed and 2 are pending.
- ii. 12 were on the market for less than 10 days.

**5. Old Business:** None.

**6. New Business:** None.

**7. Member Input:** None.

**8. General comments/questions:**

- a.** Tim states that the deck behind 1224 Victorian Village is trashed and needs to be cleaned up.
  - i. Rocktown will reach out to the owners to have the deck cleaned.
- b.** Brandy & Melissa ask if the crack filling is fully completed?
  - i. Rocktown will reach out to Smith Paving to confirm.
- c.** Brandy asks if the dues will decrease in 2023.
  - i. The Board and Rocktown will be working on the budget for next year and will look at the numbers.
  - ii. 10% inflation was not factored in the Reserve Study that was done in 2020.
  - iii. We don't want to reduce dues and then have to have them go back up or do a special assessment.



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- d. Maggie states that there are commercial vans parking in visitor spaces on Old Richmond.
  - i. Rocktown asks Maggie to let us know what address they belong to so the owners can be notified.

**9. Board of Directors Elections:**

Per the Bylaws, the Board of Directors shall consist of 5 persons. All terms of office shall be one year. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association.

- a. Brandy motions for the current Board of Directors to be re-elected. Howard seconds. Motion passes, the Board remains the same for next year.
- b. David & Maggie will both think about joining the Board next year, and David thanks the Board for volunteering.

**10. Adjournment: 7:25pm (Bob)**