



Beacon Hill Board Meeting Minutes

October 4, 2022

6:00pm

Location: Rocktown Realty Office & Zoom Videoconference
218 E. Market Street, Harrisonburg, VA 22801

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

Other Attendees: David Gaines – Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Bob); We have 4 out of 5 Board members present, quorum has been established.
 - a. Melissa joins shortly after to give us all 5 Board members in attendance.
- 2. Review and approve of meeting minutes from August 2, 2022:** Carlos motions to approve the minutes as written, Julia seconds, minutes pass.
- 3. Financial Review (YTD, September 30th):** Through the end of September, we have \$145,369.67 in total operating income and \$74,848.56 in total operating expense.
 - a. For the 3 CD's, we want to see if we can get better rates, since interest rates are going up.
 - i. Julia will be contacting the bank about the best options.
- 4. ARC Review Committee:** None.
- 5. Old Business:**
 - a. 227 Emerson
 - i. The awning structure still remains.
 - ii. Date in court is set for 10/21/2022 and anyone from the Board is welcome to attend.
 - b. Crack Filling
 - i. Completed by Smith Paving in September on the private streets and all parking areas.
 - c. Groundhogs
 - i. D&S Nuisance went out and set traps for groundhogs on Old Richmond Circle. We received a report that they were able to catch a few of them.



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- ii. Afterwards, we received a complaint about them in Victorian Village, so we had them set traps there as well. We have not received the report back from them as of yet.

6. New Business:

- a. Landscaping & Snow Removal Bids
 - i. Rocktown received 3 bids for landscaping and snow removal for 2023 – Ground Illusions, Season After Season, & Curb Appeal.
 - 1. Bob motions to go with Season After Season, Carlos seconds, motion passes.
 - 2. Rocktown will reach out to them and sign the contract on behalf of the Board.
- b. Dues
 - i. Per the Reserve Study, dues were set to be \$50 per month in 2021 & 2022, and then go down to \$40 per month in 2023 & 2024.
 - 1. We will be working on the 2023 budget and will have a better idea of what dues need to be as we work on plugging in numbers.
 - 2. 10% inflation rate was not projected in the 2020 Reserve Study.
- c. 1201 Wordsworth Awning
 - i. The structure at the rear of the townhome has been removed.

7. Member Input: None.

8. General comments/questions:

- a. Julia would like to go back to having monthly Board meetings, as she feels like every other month is too long in between.
 - i. Julia motions, Bob seconds, and a discussion ensues:



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- 1.** Carlos does not see the need but feels we can try month-to-month and see how that goes. Melissa is OK with every other month, and Howard does not feel monthly meetings are necessary.
- 2.** There is 1 affirmative vote, 2 negative votes, 2 abstain from voting. Motion does not pass.

9. Adjournment: 7:25pm (Bob)

10. Next Meeting: December 6, 2022 at 6:00pm