



## Beacon Hill Board Meeting Minutes

October 5, 2023 | 6:00pm

**Location: Rocktown Realty Office & Zoom Videoconference**  
**218 East Market Street, Harrisonburg, VA 22801**

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

Board Absentees: Melissa Dawson

Other Attendees: David Gaines & Tim Lohr – Owners (Tim joins after recess)

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:03pm (Bob); We have 4 of 5 Board members present, quorum has been established.
- 2. Review & approve of meeting minutes from August 1, 2023:** Julia motions to approve the minutes with an edit to item 5a – i - 1, Howard seconds, minutes approved with edit.
- 3. Financial Review (YTD, September 30<sup>th</sup>):** Through the end of September, we have a total operating income of \$145,909.63 and total operating expense of \$71,763.81, for a net operating income of \$74,145.82.
  - a.** There are two CD's set to renew soon, and both are at a 2.231% rate. Julia will get with United Bank on better rate options and send to the Board for approval.
  - b.** Rocktown will reach out to Meridian Waste for 2024 pricing for the private trash pick-up.
- 4. ARC Review Committee:** 1200 Wordsworth – Antenna
  - a.** This request was denied by the Board via email vote. The owner is present and would like to know the reason for the denial.
    - i.** The Board mentions they are concerned about interference and also setting a precedent in the community where these would be permitted.
      - 1.** Mr. Lohr states that these do not cause any interference with TV's, stereos, etc. and states that the antennas can be any color, can be smaller in size/height, and can be folded down when not in use.
      - ii.** The Board agrees to have Mr. Lohr resubmit the request for review and he thanks them for being willing to reconsider.



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### 5. Old Business:

- a. Victorian Village Playground/Dog Park
  - i. Rocktown presents proposed location for the dog park.
    - 1. Howard does not feel that the dog park is necessary and that if one were to be put in and later be removed, that would involve a good amount of work.
    - 2. Other Board members feel a dog park would help the community.
    - 3. If this were to be done, there would be a black chain-link fence surrounding the park, and an idea is brought up to extend the walking trail around to access the dog park.
    - 4. Julia motions that each Board member do their own research on this and that Rocktown send a survey to owners to gauge interest. The survey will be sent to the Board for approval prior to being sent to owners.
      - a. Carlos seconds and the motion passes.
- b. Victorian Village – Power Washing
  - i. Rocktown will determine which properties need to be power washed in Victorian Village and on Emerson Lane and will reach out to owners to have this done within 1 month. If the owners do not have this addressed by that time, the association will power wash at their expense.
    - 1. Rocktown will provide owners a list of local vendors that can be contacted.

**\*\*The Board goes into recess at 6:56pm for the annual meeting and will reconvene following adjournment of the meeting.**

### 6. New Business:

- a. Landscape Bid
  - i. The 2024 landscaping & snow removal bid from Season After Season is presented to the Board.
    - 1. The price has increased substantially, and the vendor did inform Rocktown that they underbid last year and that much more time and work was involved than anticipated.



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- a. Bernard states that the association is in a good place financially and would be able to absorb the price increase without raising dues.
- 2. The Board would like clarification on the 'sidewalk shovel clearing' item on the bid for the snow removal.
- 3. The Board also asks Rocktown to go back to Season After Season and see if they would be able to get the bid to an even \$24,000 (\$2,000/month).
  - a. Board members also want to ensure that they will stay on top of things and be accountable, so that everything is addressed in a timely manner.
  - b. Rocktown will follow-up with them and will send the information to the Board for a vote.
- b. Roof Replacement – Group Rate
  - i. An owner reached out about getting a group rate from a vendor to do roof replacement for owners in the community.
  - ii. Rocktown will reach out to different vendors to see if a group rate can be given for multiple properties to be done at the same time.
    - 1. The responsibility would ultimately fall to the owners to reach out to the vendors and contract them for the work.
- c. Deaf Child Sign
  - i. An owner reached out to Rocktown about their tenant on Victorian Village who has a deaf child who was almost hit by a car because they did not hear it, and they have requested that the association put up a sign to alert residents and guests that there is a deaf child and to be cautious.
    - 1. The sign has been purchased and will be installed once it arrives.
- d. The residents who have been servicing the dog stations in the community for years informed Rocktown that they will no longer be doing so.
  - i. The landscapers will be contacted to take care of this, as they are in the community every week.
- e. As the existing Board members were re-elected with the addition of David Gaines as the fifth member at the annual meeting, Board positions are set.
  - i. Carlos will serve as the president. Julia will remain the secretary/treasurer. Bob, Howard, and David will serve as directors.



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**7. Member Input:**

- a.** Julia mentions that she would like to go back to having monthly Board meetings so that issues are addressed in a timely manner. David agrees.
  - i.** Howard does not believe that this is necessary and Carlos sees both sides of the argument.
  - ii.** Rocktown mentions that this is ultimately the Board's decision and that a decision does not need to be made right now and asks the Board to think on it.
- b.** In a related concern, Julia mentions that she would like to have the Board go to the property if an ARC request is received so that they can look at what the owner has proposed as far as the project and location.
  - i.** Bernard states that Board members have every right to reach out to owners who submit requests and stop by to take a look on their own time.

**8. General comments/questions:** None.

**9. Adjournment:** 8:48pm

**10. Next Meeting:** December 5, 2023 at 6:00pm