



Beacon Hill Board Meeting Minutes
December 5, 2023 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

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

Board Absentees: David Gaines

Other Attendees: Tim Lohr (owner)

Management Attendees: Drew Preston & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Carlos); We have 4 of 5 Board members present, quorum has been established.
- 2. Review & approve of meeting minutes from October 5, 2023:** Kayleigh notes a grammatical error in item #1 of the October minutes. Bob motions to approve with the edit, Julia seconds, motion carries.
- 3. Financial Review (YTD, November 30th):** Through the end of November, we had \$177,569.36 in total operating income and \$87,148.49 in total operating expense.
 - a. On the non-operating side, we had an expense of \$4,838.00 for the crack filling project carry over from 2023 and are projected to transfer \$72,828.00 into the reserve account by the end of the year.
- 4. ARC Review Committee:** 1200 Wordsworth – Antenna
 - a. Mr. Lohr is present at the meeting to answer questions from the Board regarding his request for an antenna.
 - i. He had mentioned at the last meeting that he could get an antenna that would lay down when not in use but discovered that is only an option for RV's.
 - ii. He said that he could also place one on the storage shed in the rear of his townhouse, and this would only be seen if you were beside or behind his property. The antenna would be 17 feet tall.
 1. He guarantees that the antenna will not affect or interfere with anyone around him.
 - iii. Bob motions to approve the option with the shed with the condition that it will need to be removed if we receive complaints from neighbors and that if he sells the home, everything needs to be removed and returned to the way it was before the antenna. Julia seconds. Motion carries – request approved.



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5. Old Business:

- a. Victorian Village Playground/Dog Park – The survey was sent to owners last week. Rocktown will send the results to the Board.
 - i. The Board mentions that it would be nice to have a streetlight at the corner of Emerson & Victorian Village and one where the walking trail starts.
 - 1. Rocktown will reach out about this.
 - ii. Rocktown will also check with Public Works about individual owners having bulk pick up or if they would be willing to pick up on the corner of Emerson & Victorian Village.
- b. Victorian Village – Power Washing – Rocktown did an inspection of Emerson and Victorian Village and notified owners they had a month to have their townhomes power washed, otherwise the association would have it done at their expense.
 - i. This has been scheduled with Spotless for 12/12-12/15/23.
- c. Roofing Vendors – Rocktown confirmed with Senger & Valley Roofing that they would be willing to provide group rates to owners who need roof replacement done.
 - i. Rocktown will reach out to Highest Roofing and see if they provide this as well.

6. New Business:

- a. 2024 Budget – Rocktown presents the 2024 budget for Beacon Hill.
 - i. The dues will remain at \$50/month and the private trash pick-up will increase to \$21/month.
 - ii. The landscape contract with Season After Season did increase for 2024, but this has already been approved.
 - iii. The association is still looking at a surplus of about \$11,000.00 at the end of 2024.
 - iv. Bob motions to approve the budget, Julia seconds, motion carries. The budget has been approved.



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- b. 2024 Meeting Schedule – The Board will meet on a quarterly basis in 2024 and aim for February, May, August, & November for Board meetings. The annual meeting will remain in October as has been done in the past.
 - i. Rocktown will send meeting dates to the Board.

7. Member Input:

- a. Julia will get the updated CD renewal documents to Rocktown for their records.

8. General comments/questions: None.

9. Adjournment: 7:44pm (Carlos)

10. Next Meeting: TBD