



Beacon Hill Board Meeting Minutes

December 6, 2022

6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 E. Market Street, Harrisonburg, VA 22801

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

Other Attendees: David Gaines

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Bob); We have 3 out of 5 Board members present to begin the meeting, quorum has been established.
 - a. Julia and Melissa join shortly afterwards.
- 2. Review and approve of meeting minutes from October 4, 2022:** Howard motions, Bob seconds, minutes approved as written.
- 3. Financial Review (YTD, November 30th):** Through the end of November, we have \$176,280.18 in total operating income and \$89,104.18 in total operating expense.
- 4. ARC Review Committee:** 241 Emerson Lane – Shed
 - a. A request was submitted from the owners to have a shed installed in the rear of their property, with the siding and shingles to match their townhome.
 - b. There is nothing in the governing documents about not allowing sheds.
 - c. Howard motions to approve the shed, Carlos seconds, the architectural request is approved. Rocktown will contact the owner.
- 5. Old Business:**
 - a. 227 Emerson
 - i. Moriarty has been in contact with the attorney for the owners of 227 Emerson to come to a settlement agreement, which stipulates the following:
 1. The awning will be removed in January.
 2. Each party will pay their own legal fees.
 3. The owners of 227 will pay \$300 to have the awning removed and will pay that over a 6-month period.
 - ii. Howard motions, Carlos seconds, Bernard will reach out to Moriarty to have this done.



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b. Crack Filling

- i. Rocktown completed oversight on the crack filling that was done in the summer and reached out to Smith Paving about areas that were missed.

- 1. The invoice will not be paid until the job has been completed appropriately.

c. Groundhogs

- i. Rocktown had received a complaint of groundhogs in Victorian Village and reached out to D&S Nuisance about the issue.

- 1. The report that was received stated that 1 groundhog was caught, 1 skunk was caught, and a couple of other animals were released by residents.

6. New Business:

a. 2023 Budget

- i. The dues for 2023 are remaining at \$50/month.
- ii. The trash fees through Meridian Waste are increasing from \$17.50/month to \$19.20/month.
 - 1. Rocktown will follow up with Meridian on getting a written contract in place.
- iii. The management fees are increasing by 10% beginning in January, and this is the first time they have been raised.
- iv. Bob motions to approve the budget, Carlos seconds, budget is approved.
 - 1. Rocktown will post the budget to the website and inform owners of the dues and trash information.

b. CD's

- i. About \$100,000 of the association's funds can be invested into CD's.
 - 1. F&M Bank is offering 12-month CD's with interest rates between 4.75% - 4.8%, and United Bank is offering a rate of 4.75%. Both institutions are FDIC insured.



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2. Rocktown would like approval from the Board to invest \$100,000 into a 12-month CD, which requires at least 2 signees from the Board.
3. Julia motions to move \$100,000 into a 12-month CD at United Bank, Carlos seconds, motion passes.

7. Member Input: None

8. General comments/questions:

- a. Howard mentions that speeding has become an issue on Emerson Lane.
 - i. Rocktown will approach the City of Harrisonburg about placing a flashing speed limit sign along the street, as well as a 'No Pass-through Traffic' and 'Residents Only' sign.

9. Adjournment: 6:57pm (Bob).

10. Next Meeting: February 7, 2023 at 6:00pm