



Beacon Hill Board Meeting Minutes

February 1, 2024 | 6:00pm

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

Board Attendees: Carlos Olaechea, Julia Hall, Howard Rawles, & David Gaines

Board Absentees: Bob Horst

Other Attendees: Jeff Oswald – AES

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:03pm (Carlos); we have 4 of 5 Board members present, quorum has been established.
- 2. Review & approve of meeting minutes from December 5, 2023:** Julia motions to approve the minutes as written, David seconds, motion carries.
- 3. Financial Review (YTD, January 31st):** Through the end of January, we have \$16,500.98 in total operating income and \$11,991.85 in total operating expense.
- 4. ARC Review Committee:** None.
- 5. Old Business:**
 - a.** Victorian Village Playground/Dog Park: Rocktown will get pricing for the fence for the dog park and will also get pricing to close off the opening in the fence at Victorian Village.
 - b.** Victorian Village – Power Washing: The power washing was completed in December and all units that were done were billed. We did receive a little push back on this, but overall owners have complied.

6. New Business:

- a. Easement Request:** Jeff Oswald from AES Engineering is here to present a private easement request to channel water runoff through a section of Beacon Hill.
 - i.** There are plans for new townhomes to be built behind Victorian Village, and they would like to use the existing private utilities easement on Beacon Hill's property to install 4" storm drainpipes that would stop at the existing curb and gutter in the parking area. This would then flow downhill into the storm inlet.



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- ii. They also propose to replace about 400' of the chain-link fence that is shared along the southside.
 - iii. Bernard will reach out to the City of Harrisonburg's Environmental division for more information on the proposed plans before a decision is made.
 - b. Sidewalks: An owner reached out regarding the sidewalk in front of their townhome settling and sloped toward their property.
 - i. Rocktown will do some research from the reserve study to determine who is responsible for the sidewalks.

7. Member Input:

- a. Howard mentions that the Old Richmond playground sign needs to be replaced and that the equipment needs to be updated.
- b. Julia requests a reminder be sent to the community regarding safety and security, such as locking cars and doors, packages on porches, and having cameras or motion lights at units.

8. Adjournment: 7:34pm (Carlos)

9. Next Meeting: April 30, 2024 at 6:00pm