



Beacon Hill Board Meeting Minutes

February 7, 2023

6:00pm

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

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

Board Absentees: Bob Horst

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Julia); We have 4 out of 5 Board members present to begin the meeting, quorum has been established.
- 2. Review and approve of meeting minutes from December 2, 2022:** Carlos motions to approve the minutes with edits to item 5a, Julia seconds, motion passes.
- 3. Financial Review (YTD, January 31st):** Through the end of January, we had a total operating income of \$16,209.29 and total operating expense of \$13,805.84.
- 4. ARC Review Committee:** None.
- 5. Old Business:**
 - a. 227 Emerson
 - i. The awning structure was removed as of this morning.
 1. All 3 structures have now been removed – 227 Emerson, 223 Emerson, & 1201 Wordsworth.
 - b. Crack Filling
 - i. The vendor went back out to complete the crack filling that had been missed at their initial visit in September 2022.
 1. Rocktown completed oversight to make sure everything had been done correctly and it had.
 - c. CD's
 - i. At the previous Board meeting, the Board approved for \$100,000 to be placed into a 12-month CD.
 1. Bernard contacted Jason May from United Bank today to clarify who to make the check out to, and Julia will pick-up the check tomorrow to take to the bank.
 - a. The CD will earn a 4% interest rate.



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- b. There will be \$43,000 remaining in reserves once the \$100,000 has been placed in a CD, and the Board discusses the possibility of moving the remainder into another CD, so that can earn interest as well.

6. New Business:

- a. Victorian Village Playground
 - i. This was scheduled for 2022 per the Reserve Study but was pushed out to this year.
 - 1. There will be equipment repairs as well as replacing the picnic table.
- b. Free-Standing Basketball Hoop
 - i. Julia mentions that there's a basketball hoop on the right as you turn onto Wordsworth Ct., which is not permitted.
 - 1. Rocktown will reach out to the owner about removing it.
- c. Emerson Lane Traffic
 - i. Howard spoke with Jacob from the Public Works department.
 - 1. They will notify HPD to enhance their presence in the area.
 - 2. 2 temporary speed signs are to be placed on Emerson at some point.
 - 3. Rocktown can reach out to the City as well about this to follow-up.

7. Member Input: None.

8. General comments/questions:

- a. Carlos asks if a notice can be sent to owners about making sure trash is placed in bags and on the sidewalk – not in the road.
- b. Julia asks about electric vehicle charging.
 - i. Owners must sign a waiver of liability to indemnify the association if they wish to charge their vehicle.



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- c. Carlos asks about solar panels.
 - i. Solar panels cannot be denied, but you can state where they should be placed; however, that has to make sense for where the sun hits the roof.
- 9. Adjournment:** 6:53pm (Julia)
- 10. Next Meeting:** April 4, 2023 at 6:00pm