



## Beacon Hill Board Meeting Minutes

April 4, 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, & Melissa Dawson

Other Attendees: David Gaines – Owner

Management Attendees: Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Bob). We have 3 of 5 Board members present at the start of the meeting, and Julia & Melissa join shortly after. Quorum has been established.
- 2. Review & approve of meeting minutes from February 7, 2023:** Howard motions to approve as written, Carlos seconds, motion carries.
- 3. Financial Review (YTD, March 31<sup>st</sup>):** Through the end of March, we have \$49,256.96 in total operating income and \$25,071.34 in total operating expense.
  - a.** The association has 4 CD's open and earning interest, and the total amount invested is \$210,050.18.
- 4. ARC Review Committee:**
  - a. 1296 Victorian Village - WC Ramp**
    - i.** We received a request from the owner to have a wheelchair ramp installed at his home that would allow access to the parking lot.
      1. Howard does not feel that the drawing provided is accurate.
      2. Carlos states that we can pull the permit from the City and ask for a better drawing from the contractor, but ultimately this request cannot be denied.
      3. Bob motions to approve the request if the permit is provided as well as the final inspection, Carlos seconds, motion carries.
        - a.** Julia also mentions to make sure that the property is brought back to compliance when it's sold.
        - b.** Construction cannot begin until we have received the permit and they should try to match the ramp as best they can to the exterior.



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- b. 1200 Wordsworth – Roof**
  - i. An application was submitted to replace the roof and they will be using the Owens Corning Oak Ridge Architectural Shingles in Estate Gray.
    - 1. The Board agrees that as long as the roof is following the guidelines, they are good to proceed as planned.
- c. Carlos asks about the deck stains and having pre-approved colors.**
  - i. Rocktown will send color swatches to the Board.

### **5. Old Business:**

- a. CD's**
  - i. The association invested a total of \$143,000.00 this year into interest earning CD's through United Bank. Thank you to Julia for helping coordinate and get them set up.
- b. Emerson Lane Traffic**
  - i. Rocktown had reached out to the Public Works department about the concern of traffic and speeding on Emerson.
    - 1. Jakob zumFelde followed-up and let us know that he had also spoken with Howard about this and that HPD had been contacted and will be installing a portable radar unit, although because of the high demand for this, there will be a delay in getting it. He also mentioned the Team Up to Slow Down initiative for anyone interested in having signs up temporarily in their yards.
- c. 1251 WC – Basketball Hoop**
  - i. Julia motions to approve the hoop with these stipulations: As with all other outdoor/play equipment, the basketball hoop must be put away when not in use and can only be used during daylight hours. Also, it can only be used on their property and/or parking area.
    - 1. Carlos seconds, motion carries. Rocktown will contact the unit and let them know.



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### **6. New Business:**

- a. Mailboxes**
  - i. The mailboxes have been fixed temporarily where the pedestals were damaged from the car accident and Rocktown has reached out about getting the pedestals replaced.
  - ii. The Board asks about going after the driver for the damages and Rocktown will look into this.
    - 1. Rocktown reached out to HPD and got the accident report and through that, determined that the insurance policy on the vehicle had expired.
- b. Spring Inspection**
  - i. Rocktown has the annual community inspection scheduled for next Thursday, 4/13.
    - 1. Rocktown will reach out to Public Works regarding bulk pick-up, specifically on the corner of Victorian Village Dr. & Emerson Lane, as this continues to be an issue.
- c. Landscaping Add-ONS**
  - i. The Board is OK with adding some plantings at the 2 entrance signs off of Vine Street.
    - 1. Rocktown will reach out to the landscaper about preparing a quote to have some plants added.
  - ii. Property management of 183 Emerson had asked about adding some trees next to their townhome where some had been removed.
    - 1. The Board believes this is not common area, but Rocktown will check the Harrisonburg GIS to confirm.

### **7. Member Input:**

- a. A question is asked about the community yard sale and if one could be scheduled for this year.**
  - i. The Board believes this should be scheduled for the same Saturday each year and decide on the third Saturday in May, with the time being from sunrise – 1pm, and having everything cleaned up by 3pm.



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- ii. Rocktown will add this to the Beacon Hill website and also place an ad in the DNR with the information.

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

**9. Adjournment:** 7:00pm (Bob)

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