



Beacon Hill Board Meeting Minutes

June 6, 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

Board Absentees: Melissa Dawson

Other Attendees: David Gaines, Kara Kramer - Owners

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Bob). We have 4 of 5 Board members present, quorum has been established.
- 2. Review & approve of meeting minutes from April 4, 2023:** Julia would like an edit made to #3a under the ARC Review section to state: “Julia mentions to make sure that the property is brought back into compliance when it’s sold.”
 - a. Howard motions to approve with the edits, Carlos seconds, motion carries.
- 3. Financial Review (YTD, May 31st):** Through the end of May, we have \$81,489.43 in total operating income and \$40,656.77 in total operating expense.
- 4. ARC Review Committee:**
 - a. 1296 Victorian Village - WC Ramp Update
 - i. This project has been completed and Rocktown took photos to share with the Board.
 - b. 1242 Poets – Fence
 - i. This request was submitted last year but was not approved. The fence was installed this spring, and we just need to know if the Board is OK with approving this as it was installed or if anything needs to be changed.
 1. The Board approves the fence as is. The owner is present for this meeting, so they are aware of the decision and thank the Board.
- 5. Old Business:**
 - a. Mailboxes – Update
 - i. The Commonwealth Attorney’s Office reached out to Rocktown about the amount of the damages for the mailboxes and will include that when they file a judgment on the driver of the vehicle.



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- ii. The new pedestals were been installed.
- b. Landscape Add-Ons
 - i. At the previous Board meeting, it was requested that we add some color to the Vine Street entrance, so Rocktown reached out to the landscaper and got a quote to plant pink azaleas and some creeping flox.
 - 1. Carlos motions to approve, Bob seconds, 2 members vote in favor of the quote, 2 members vote against it – motion does not pass.
 - 2. Julia makes a new motion to remove the creeping flox from the quote and have lavender azaleas instead of pink, as this would match what is currently in the community. Bob seconds, 3 members vote in favor of this, 1 member votes against it. Motion passes.
 - ii. Julia also mentions that there are some dead azaleas that need to be removed and replaced.
 - 1. Rocktown will let the landscaper know.

6. New Business:

- a. Delinquency
 - i. There is one owner in the community that is delinquent.
 - 1. Rocktown has contacted them by email and can see that they have been receiving and opening the emailed statements, as well as getting mailed statements each month.
 - 2. We will be giving them until the end of the month to reach out or make a payment and will file a lien and warrant in debt if nothing is done by then.
- b. 1214 Wordsworth Driveway
 - i. The owner reached out to Rocktown about having her driveway done and provided photos, which were included in the packet for tonight's meeting.
 - 1. The Board is in agreement that nothing needs to be done at this time, and this will be addressed when the community is done as a whole.



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c. Victorian Village Playground

- i.** This was in the Reserve Study as a 2022 project, but it was pushed out to this year. We need guidance from the Board on how to proceed. Do repairs just need to be made, have the equipment updated, add equipment, etc.?
 - 1.** Carlos mentions adding a dog park in that area instead, since there is a larger playground on Old Richmond Circle.
 - 2.** Rocktown will get estimates to enclose the area as a dog park and will also look into replacing the picnic table.

7. Member Input:

- a.** Kara mentions that she loves the idea of having a dog park in the community.

8. General comments/questions: None.

9. Adjournment: 6:41pm (Bob)

10. Next Meeting: August 1, 2023 at 6:00pm