



Beacon Hill Board Meeting Minutes

August 1, 2023 | 6:00pm

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

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

Board Absentees: Bob Horst & Melissa Dawson

Other Attendees: Pamela Fisher – Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Julia). We have 3 of 5 Board members present, quorum has been established.
- 2. Review & approve of meeting minutes from June 6, 2023:** Julia motions, Howard seconds, minutes pass as written.
- 3. Financial Review (YTD, July 28th):** Through July 28th, we had \$113,756.16 in total operating income and \$57,657.60 in total operating expense.
 - a.** The Commonwealth Attorney will be filing a judgment on the driver of the vehicle that hit and damaged the mailbox pedestals. If/when they pay, the association will receive money for the damages.
 - b.** Appfolio, the software used for online portals and payments, has begun charging \$2.49 per transaction for eCheck payments, and the Board asks if this has affected dues coming in.
 - i.** Rocktown has not seen a delinquency issue with this so far.
- 4. ARC Review Committee:**
 - a.** 1252 Victorian Village – Rocktown noted during an inspection that a wooden fence was installed at this property, which is not in compliance.
 - i.** Bernard spoke with the owner today informing them that the fence needed to come down and that they will be getting a letter from the association.
 - b.** 1200 Wordsworth – The owner reached out about wanting to install a CB Antenna onto his property and Rocktown informed them to submit the application with more information about the project. This will be forwarded to the Board once received.
- 5. Old Business:**
 - a.** Victorian Village Playground/Dog Park



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- i.** Rocktown presented a sketch of the proposed location for the dog park and the Board requests that the location be moved closer to the corner of Victorian Village and Emerson. Rocktown will re-do and send to the Board for an email vote.

6. New Business:

- a. Deck Stain Colors**
 - i.** The Board wants to have a pre-approved set of deck stain colors for the association, so Rocktown provided a pallet of colors used in other communities.
 - 1.** Howard states that it's good to have a range of colors for people to use and Carlos agrees.
 - 2.** Carlos would like to add white as an option, as there are some in the community and they look good.
 - 3.** Howard motions to approve the color pallet and to also include wrapped PVC in white – columns, band boards, & railings. Julia seconds, motion passes.
 - a.** Rocktown will add this to the ARC guidelines and send to all owners.
- b. Groundhogs**
 - i.** Groundhogs have been noted in the community, and there is not a consensus in having a pest control company come out and move them.
 - 1.** Howard mentions that he sets his own traps and then moves them.
- c. Victorian Village – Power Washing, Mowing, etc.**
 - i.** Victorian Village is in need of some TLC – power washing, mowing, exterior maintenance, etc.
 - 1.** The Board agrees that if owners need to have their unit power washed, that they will have 60 days to address it before the HOA has it done on the owners' behalf and charges them.



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2. The Board also states that yards that need mowing should be given 7 days to take care of it before the HOA mows them at the owners' expense.
 - a. Rocktown will follow up on this and reach out to owners.

d. Landscaping

- i. Rocktown asks the Board if they would like to renew the landscape contract with Season After Season for another year, as opposed to getting multiple bids.
 1. The Board agrees that they've done a good job for their first year, so we can see how they do for another year and then go from there.
 2. Rocktown will reach out to SAS to submit their bid with updated pricing to present to the Board.
- ii. There are some landscape items that need to be addressed:
 1. The crepe myrtles need to be trimmed and better maintained.
 2. Weeds in the parking lot and sidewalks.
 3. The right side of Victorian Village Drive as you go up the hill needs to be cleaned up and maintained.
 4. Poets Ct. entrance is in need of having weeds removed.
 - a. Rocktown will follow up with SAS on all items.

7. Member Input:

- a. Pamela mentions that Victorian Village definitely needs more attention:
 - i. Front porches & steps need to be better maintained.
 - ii. Trash/bulk pick-up items.
 1. The Board and Rocktown agree that this area of the community needs to be focused on going forward.

8. General comments/questions: None.

9. Adjournment: 7:08pm (Julia)

10. Next Meeting: October 5, 2023 at 6:00pm (followed by Annual Meeting at 7:00pm)