



**Beacon Hill Board Meeting Minutes**  
**January 14, 2025 | 6:00pm**  
**Location: Rocktown Realty Office & Zoom Videoconference**  
**218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Carlos Olachea, Victor Quispe, & Nicole Yoder

Board Absentees: Bob Horst & David Gaines

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:01pm (Carlos); we have 3 of 5 Board members present, quorum has been established.
2. **Review & approve of meeting minutes from October 29, 2024:** Carlos motions to approve the minutes as written, Victor seconds, motion carries.
3. **Financial Review (YTD, December 31<sup>st</sup>):** Through the end of December, we have a total operating income of \$204,777.74 and a total operating expense of \$121,272.66.
  - a. One of the CD's matured at the end of December and we are waiting on our contact with United Bank to provide the current rates; Rocktown will email the Board for approval once those have been received.
4. **Community Update:**
  - a. Old Richmond Playground – The new playground equipment was installed and the landscapers leveled the soil and added fresh wood chips.
  - b. Dog Park Trash Sign – A “No Dumping” sign was installed on the corner of Emerson and Victorian Village to try and prevent that area from being used for bulk items.
  - c. Vehicles – There are a few vehicles in the community that have expired tags or no tags; Rocktown will tag each vehicle and have them towed.
  - d. Snow Removal – This most recent snow was difficult due to the amount and the cold temperatures. The landscapers have done the best they could with clearing the roads and parking areas.
  - e. CTA - This is currently suspended but will likely reactivate again, and Rocktown still needs FinCEN numbers from a few Board members to file the report.
  - f. Sales – There is one active listing in the community, 1201 Wordsworth. The units that sold in 2024 ranged from \$235,000 – \$280,000.
5. **ARC Review Committee:** None.



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**6. Old Business:** None.

**7. New Business:**

- a. 2025 Budget – Victor motions to ratify the email vote to approve the 2025 budget, Nicole seconds, motion carries.
- b. No Dumping Signs – The ‘No Dumping’ sign that was posted by the dog park has not been effective.
  - i. The Board discusses installing a larger sign or letting the trash/bulk items sit on the corner for an extended amount of time.
  - ii. Bernard proposes installing 12 temporary signs along the corner to see if that deters people from placing items in that area.
    - 1. Rocktown will have the signs created and will post them.

**8. Member Input:**

- a. The ‘No Soliciting’ sign at the Vine Street entrance fell off the post.
  - i. Rocktown will get it re-installed.
- b. Carlos brings up units that had their roofs replaced with shingles that don’t match.
  - i. The Board asks if quarterly reminders could be sent out with information on the approved shingles and color.
    - 1. Rocktown will send reminders out and include the ARC Guidelines document each time.

**9. Adjournment:** 6:44pm (Carlos)

**10. Next Meeting:** April 8, 2025 at 6:00pm