



Beacon Hill Board Meeting Minutes
October 29, 2024 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Carlos Olachea, Bob Horst, David Gaines, & Wilfredo (Victor) Quispe

Board Absentees: Nicole Yoder

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:00pm (Carlos); we have 4 of 5 Board members present, quorum has been established.
2. **Review & approve of meeting minutes from August 1, 2024:** Carlos motions to approve the minutes as written, David seconds, motion carries.
3. **Financial Review (YTD, September 30th):** Through the end of September, we have \$153,914.22 in total operating income and \$102,310.76 in total operating expense.
 - a. On the non-operating side, we have \$34,052.00 in expenses, largely for the playground equipment and downpayment for the installation.
 - b. We are scheduled to transfer \$74,285.00 into reserves at the end of the year.
 - c. For the CD that matured on 10/25, the best available rate to renew for another 7 months is 4.05%
4. **Community Update:**
 - a. Delinquency – The association filed on a homeowner who is over \$1,000.00 delinquent and was granted a judgment.
 - b. Victorian Village Mailboxes – Rocktown received a concern about the parcel boxes being broken at the Victorian Village mailboxes; USPS will be repairing them.
 - c. Property Maintenance – Rocktown has been completing the monthly inspections and reaching out to owners regarding violations. Overall, owners have been responsive in addressing anything brought to their attention.
 - d. Dog Park Gate – Rocktown was contacted about the gate at the dog park being broken and this has since been repaired.
 - e. Sales – Eight townhomes have been sold so far in 2024 and property values have continued to increase substantially in the community.
5. **ARC Review Committee:** None.



Beacon Hill Board Meeting Minutes
October 29, 2024 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

6. Old Business:

- a. Old Richmond Playground – Bob motions to ratify the email vote to approve the playground equipment, installation, and removal; Carlos seconds, and the motion carries.

7. New Business:

- a. 2024 Reserve Study – Rocktown presents the draft of the updated reserve study that was completed this year.
 - i. Bob motions to approve the study, Carlos seconds, motion carries.
- b. 2025 Landscaping & Snow Removal – Rocktown presents the bid from Season After Season for landscaping and snow removal for 2025. Overall, the Board has been happy with their work in the community.
 - i. Carlos motions to approve the bid, Bob seconds, motion carries.
- c. 2025 Meeting Schedule – The Board will continue to have quarterly Board meetings next year and are good with the annual meeting being on the same day as the October Board meeting or on a separate day.
- d. CD Rates – Carlos motions to approve renewing the 7-month CD that matured on 10/25/24 at the new rate of 4.05%, David seconds, motion carries.

8. Member Input:

- a. Rocktown will send the current rules and regulations to the Board for them to review and determine if they want to make any changes regarding the fine structure for violations.
- b. Rocktown will research options for a sign to put up on the corner of Emerson and Victorian Village to prohibit bulk items from being dropped off.

9. Adjournment: 7:04pm (Carlos)

10. Next Meeting: TBD