



## Beacon Hill Board Meeting Minutes

August 1, 2024 | 6:00pm

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

Board Attendees: Carlos Olaechea, Howard Rawles, & David Gaines

Board Absentees: Bob Horst & Julia Hall

Other Attendees: Brandy Requeno – Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Carlos); We have 3 Board members present; quorum has been established.
- 2. Review & approve of meeting minutes from April 30, 2024:** David motions to approve the minutes as written, Howard seconds, motion carries.
- 3. Financial Review (YTD, July 31<sup>st</sup>):** Through the end of July, we have \$121,017.81 in total operating income and \$76,639.64 in total operating expense.
- 4. Community Update:**

- a.** Victorian Village Light: Dean Brothers provided an estimate of \$6,000 to dig the ditch to draw the power lines underneath the parking area. This is in addition to what was previously provided by HEC - \$420 for the light pole, and then \$10/month for a 4-year contract. This has been tabled for now.
- b.** Dog Park: The dog park fence was installed by L&O Fence on the corner of Emerson Lane and Victorian Village Drive.
- c.** Trash: Meridian Waste has requested that all trash be placed in empty parking spaces or behind vehicles, effective 8/19. Notices will be emailed and hung at each unit with private trash pick-up.
- d.** Spring Inspection Update: Units that were notified of violations during the spring inspections have been issued fines per the rules & regulations, and Rocktown will continue to follow-up and fine as needed.
- e.** Reserve Study: Global Solutions completed the site visit on 7/19 for the updated reserve study and will provide the draft report to us once it has been completed.
- f.** Delinquency: One owner that has a balance over \$1,000 has been filed on and has a date of 9/3 scheduled. The other owner paid their balance in full.



## **Beacon Hill Board Meeting Minutes**

**August 1, 2024 | 6:00pm**

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

**5. ARC Review Committee:** None.

**6. Old Business:** None.

**7. New Business:**

- a.** Old Richmond Playground: Rocktown reached out to BYO Recreation to obtain estimates for playground equipment. The two estimates have been provided to the Board, along with the estimate to remove the current equipment.
  - i. The Board requests that updated estimates be obtained to include equipment for older children and benches for the area.
  - ii. Rocktown will reach out to BYO and send updated information to the Board for an email vote.
- b.** 176 Emerson – Short-term Rental: Rocktown was contacted by a resident about this property being advertised on VRBO for short-term rentals and reached out to the owner to inform them that leases less than 6 months are not permitted without Board approval.
  - i. The owner submitted a letter for the Board to review to allow short-term rentals at their property.
  - ii. The Board unanimously votes to deny the request.
    - 1. Rocktown will inform the owner to remove it from the VRBO site and any other listings. If this is ignored, the association will go through the proper legal channels.
- c.** Board Resignation: Julia submitted her resignation from the Board of Directors today and we thank her for her service through the years.
  - i. Julia will be removing herself from the United Bank CD accounts.
  - ii. This leaves 4 Board members until the annual meeting in October.

**8. Member Input:**

- a.** Carlos states that there are a lot of weeds in the parking lots throughout the community. Rocktown will reach out to the landscaper to have these addressed.

**9. Adjournment:** 6:50pm (Carlos)



**Beacon Hill Board Meeting Minutes**

**August 1, 2024 | 6:00pm**

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

**10. Next Meeting:** Annual Meeting - October 1, 2024 at 6:00pm

Board Meeting - October 29, 2024 at 6:00pm