



## **Beacon Hill Board Meeting Minutes**

**April 30, 2024 | 6:00pm**

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

Board Attendees: Carlos Olachea, Bob Horst, Howard Rawles, & David Gaines

Board Absentees: Julia Hall

Other Attendees: Brandy Requeno - Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Carlos); We have 3 of 5 Board members present to begin the meeting; quorum has been established.
  - a. David joined at 6:02pm, which gives us 4 members.
- 2. Review & approve of meeting minutes from February 1, 2024:** Howard motions, Carlos seconds, minutes approved as written.
- 3. Financial Review (YTD, March 31<sup>st</sup>):** Through the end of March, we have \$53,306.21 in total operating income and \$34,679.63 in total operating expense.
  - a. The two CDs that matured in March were both renewed through United Bank. One is for 13 months, at an interest rate of 4.67%; the other is for 7 months, at 4.91%.
- 4. Community Update:**
  - a. Spring Inspection: Rocktown completed the annual spring inspection of the community last Friday, 4/26. Notices will be going out to owners regarding the following violations:
    - i. Mowing, weeds, power washing, expired/junk vehicles, trash, clutter on porches, and broken blinds.
  - b. Victorian Village Light: Rocktown received a quote from HEC to install a light pole on the corner of Victorian Village and Emerson Lane.
    - i. The cost would be \$420 and then the light would cost \$10 per month, with a 4-year contract.
    - ii. A trench needs to be dug to the closest available light pole to tie into. Rocktown is reaching out to Dean Brothers to obtain pricing for this project.
  - c. Delinquency: There are currently two owners who are over \$1,000 delinquent and the Board instructs Rocktown to file a lien and warrant in debt against both.



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5. **ARC Review Committee:** The Board agrees to discuss the ARC request from 1214 Wordsworth via email, as additional plans were sent by the owner regarding the proposed improvement.
6. **Old Business:**
  - a. Victorian Village Playground/Dog Park: Rocktown presents the estimate from L&O Fence to install a 4-ft. black chain link fence for a dog park.
    - i. Howard motions to approve the dog park and to pull forward the Old Richmond playground update; Bob seconds, motion carries.
      1. The 2020 reserve study calls for the playground improvement in 2030, but the association is already building up reserve funds for this. A new reserve study will be done this year, which will provide updated numbers for capital projects.
      2. Rocktown will contact L&O Fence, have the swing set removed, and obtain estimates for the Old Richmond playground.
  - b. Easement Request: AES Engineering will be going with option C for the new townhome development behind Victorian Village. This option will not impact the Beacon Hill community.
7. **New Business:**
  - a. Mailbox Cleaning: At a previous meeting, it was mentioned that some of the mailbox clusters were in need of being cleaned. Rocktown obtained an estimate from VMS to have this done and presents it to the Board.
    - i. Howard motions to approve the estimate, Bob seconds, motion carries.
8. **Member Input:**
  - a. Brandy asks if the association can do anything about the groundhogs.
    - i. The association is limited to addressing the issue in the common areas only but does not have jurisdiction on individual townhomes.
    - ii. Carlos mentions that the association paid to have this done 2 years ago and it became expensive.



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- iii. Bob requests that Rocktown send a reminder out to the community about groundhogs and provide options for vendors to owners.
  - 1. Also included in this reminder will be information on the community yard sale and the storage of trash totes.
- b. Carlos asks that a sign be added once the dog park has been installed about trash being dumped on that corner.

**9. Adjournment:** 7:07pm (Carlos)

**10. Next Meeting:** August 1, 2024 at 6:00pm