

The Townes at BlueStone

The Townes at Bluestone Board Meeting Minutes

June 8, 2023 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Tim Cassel, Jeff Dyche, Samy El-Tawab, & Kristy McComb

Board Absentees: Adam Hancock

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:03pm (Tim); 4 of 5 Board members are present – quorum has been established.
- 2. Review and approve of previous meeting minutes from January 24, 2023:** Jeff motions to approve the minutes as written, Kristy seconds, minutes pass.
- 3. Financial Review (YTD, May 31st):** Through the end of May, we had \$51,236.10 in total operating income and \$38,214.16 in total operating expense.
- 4. Old Business:**
 - a. 2247 Lapis – WC Ramp Request
 - i. Tim spoke with the owners about this and the ramp is no longer needed at their property, but they did ask about wheelchair access to their section of townhomes since there currently is none.
 1. Tim states he will get with Maust to take a look at this and get a quote.
 - b. 12-month CD
 - i. \$100,000 was put into a 12-month CD at a rate of 5.15% through F&M Bank.
- 5. New Business:**
 - a. ARC Request: 2237 Deyerle
 - i. Owner had repainted her front door without prior approval but sent in an application afterwards.
 - ii. The Board stated they will take a look at the door in person before they decide.
 1. This can be followed up by email.

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- b. ARC Standards – Height of Trees/Shrubs**
 - i. This can be done on a case-by-case basis to contact owners about trimming shrubs and trees.**
 - 1. Notices for weeds should also be sent to owners asking them to address.**
- c. Tanzanite Landscaping**
 - i. Rocktown received a quote from Season After Season to plant Evergreens in the area that borders Charleston Townes to provide a border, due to the estimate for the fence being extremely high.**
 - 1. The Board requests that there be a mutual agreement between Bluestone & Charleston before anything is planted or installed.**
 - a. Bernard states Rocktown can reach out to Matchbox about this, as they manage that community.**
- d. 2208 Deyerle Downspout/Retaining Wall**
 - i. The owner reached out to Rocktown about the downspout being damaged by landscapers a few years ago, and also let us know that the retaining wall behind them is in need of some attention.**
 - 1. Tim will get with Maust on the retaining wall and will take care of the downspout.**
- e. Cemetery**
 - i. Rocktown spoke with an individual who has a family member buried at the cemetery in the community. They were concerned with the upkeep of the area.**
 - 1. The landscapers have a line item in the contract to maintain this area a certain number of times throughout the year.**
 - 2. The Board agrees that if this individual would like to fund something as far as helping beautify the area, the HOA would be happy to do so.**
 - ii. Samy mentions the dead tree that is below the cemetery and close to the parking lot needs to be removed.**
 - 1. Rocktown will get a quote for this.**
- f. Line Striping**
 - i. An owner came to the office asking if the parking spaces could be restriped and renumbered, as a lot of them are faded.**

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1. Rocktown will get quotes for this project and present to the Board for approval.
 - g. Retention Pond
 - i. The same owner also had concerns about mowing around the retention pond.
 1. They stated that whenever this area is mowed, the grass is just left out and not bagged, and gets into the pond. Asked if the Board would consider having the grass bagged.
 - a. Board agrees that the retention pond area should be left as is.
 - ii. The owner also brought up concerns with frogs and snakes in the pond area.
 1. The Board is in agreement that having these animals is good for the community, as they will help get rid of bugs and other rodents and pests.
 - h. Delinquency
 - i. There currently is not a delinquency issue in the community, but there are a few owners that are behind by a few months.
 1. Statements are sent out regularly reminding them of their balance owed.
- 6. Member Input:**
- a. Samy mentions that there are some Airbnb's within the community, but that he has not had any issues with the residents there.
- 7. General comments/questions:** None.
- 8. Adjournment:** 7:01pm (Tim)
- 9. Next meeting:** September 14, 2023 at 6:00pm