

The Townes at BlueStone

The Townes at Bluestone Board Meeting Minutes

October 22, 2024 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Tim Cassel, Jeff Dyche, Samy El-Tawab, Adam Hancock, Kelly Meetze, & Kristy McComb

Other Attendees: Hector Lovo - Owner

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:01pm (Tim); we have 5 of 6 Board members present to begin the meeting.
 - a. Kristy joins at 6:06pm; all members are present.
2. **Review and approve of previous meeting minutes from April 23, 2024:** Samy motions to approve the minutes as written, Jeff seconds, motion carries.
3. **Financial Review (YTD, September 30th):** Through the end of September, we have a total operating income of \$93,379.69 and a total operating expense of \$74,922.11.
4. **Community Update:**
 - a. Delinquency – There is one owner that is over \$1,000 delinquent and the association filed on them and was granted a judgment.
 - b. Glo-Fiber – The installation has been completed in the community and correspondence was sent to all owners about how to contact Glo-Fiber if they needed to report any landscaping areas that need to be addressed.
 - i. Kelly raised concerns about loose utility covers in the area behind her townhome, and Rocktown submitted this to Glo-Fiber via the link provided.
 - c. Vehicles – Rocktown has had reports of vehicle violations, such as expired tags/registration, as well as abusing visitor parking.
 - i. Two vehicles were tagged today and will be towed if not addressed.
 - d. Sales – Four townhomes have been sold in 2024, and property values continue to increase.

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5. Old Business:

- a. Tanzanite Landscaping – Estimates were obtained for arborvitae to be planted at the end of Tanzanite, but the Board would like to table this agenda item and follow-up on it after the fence installation.
- b. Rules & Regulations – Fine Structure
 - i. The Board has every authority to update the rules & regulations document as necessary.
 - ii. Currently, the biggest concern is landscaping (mulching, trimming, weeds, etc.), but there are no consequences to violations, so they are difficult to enforce.
 - iii. Kristy motions to approve a modification to item #11 on the document as follows:
 - 1. A warning will be sent to the owner via certified mail and email, and they will have 14 days to remedy the violation.
 - 2. If nothing is done after 14 days, a \$25 fine will be assessed to the owner.
 - 3. If nothing is done 14 days after the fine, the landscapers will be asked to take care of the issue at the owner's expense.
 - a. Adam seconds the motion and the motion carries.
 - b. Rocktown will update the document, repost to the website, and send to all owners.

6. New Business:

- a. 350 Blue Stone Hills – ARC
 - i. The garage was converted into living space with no ARC request, and the unit has been split into two different apartments, with different residents on each floor.
 - 1. Bernard would like the Board's permission to contact the city for a zoning violation and to also contact an attorney for a cease-and-desist letter.
 - a. The Board gives unanimous approval for this to be done.

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- b. 2223 Lapis Lane – ARC
 - i. Hector Lovo is on the Zoom call and goes over his plans with the board and would like approval on the following: fence, sandbox, birdfeeder, and patio underneath the deck.
 - 1. The Board gives unanimous approval for all four items on the request, so Hector can proceed with the projects as submitted.
- c. Tanzanite Fence – Estimates were provided from Premier Vinyl and Lowe’s to install a fence at the end of Tanzanite to help deter people from using that area to cut through between communities.
 - i. The estimate from Lowe’s will not connect to the end of 390 Tanzanite’s fence, but the post will be very close.
 - ii. Samy motions to approve the Lowe’s estimate, Jeff seconds, and the motion carries.
 - 1. Rocktown will reach out to Lowe’s to get the contract signed and the project scheduled.
 - 2. Rocktown will also reach out to the owner of 390 to let them know.
- d. Lapis Lane Speedbumps – Rocktown obtained an estimate in the amount of \$2,400 from Rhodes Excavating & Paving to install and paint 3 speedbumps on Lapis Lane.
 - i. Samy motions to approve, Jeff seconds, motion carries.
 - ii. Rocktown will contact the vendor to get the project scheduled.
- e. 2025 Landscape Bids – Kristy motions to ratify the email vote to approve the estimate from Curb Appeal for 2025 landscaping and snow removal, Kelly seconds, motion carries.
- f. Big O Tree Recommendation – Big O sent an estimate after a site visit to the community to identify dead or dying trees in the area behind Deyerle and Pearl Lane.
 - i. Bernard and Samy will go out to see the marked trees and determine which properties on Pearl Lane need to be contacted, as well as the trees that need to be removed in the association’s common area.
- g. 2024 Annual Meeting – Adam will check to see if we can use the Rockingham County office space again for this year’s annual meeting.
- h. 2025 Meeting Schedule – The Board agrees to keep the same quarterly meeting schedule for next year, with the annual meeting again being in November.



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7. Member Input:

- a. Hector asks if the Zoom meetings could be recorded and posted for owners to view.
 - i. Bernard informs Hector that the meeting minutes are posted to the website after each meeting as a summary of what was discussed.
- b. Kristy mentions that there has been a tarp on the back side of 2195 Deyerle's roof for 6-8 weeks; Rocktown will reach out to the owner.

8. Adjournment: 7:05pm (Tim)

9. Next meeting: November 19, 2024 at 6:00pm – Annual Meeting