

The Townes at BlueStone

The Townes at Bluestone POA | 2023 Annual Meeting of the Owners Meeting Minutes

Thursday, November 2, 2023 | 6:00pm

**Location: Rockingham County Administration Center - Community Development Office
20 E. Gay Street, Harrisonburg, VA 22802**

Board Attendees: Tim Cassel, Jeff Dyche, Adam Hancock, & Samy El-Tawab

Board Absentees: Kristy McComb

Owners: 44 owners present in person or by proxy.

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

- 1. Call Meeting to Order & Establish Quorum:** 6:00pm (Tim)
 - a. The Bylaws state that 25% of owners be represented by proxy or in-person attendance, which is 33 units.
 - b. We have 36 units represented by proxy and 8 units in-person, for a total of 44. Quorum has been established.
- 2. Proof of notice of Annual Meeting:** Annual notices were sent out by email via Docusign and also by USPS if no email was provided.
- 3. Review and approve of 2022 annual meeting minutes:** Sammie motions to approve the minutes as written, Tim seconds, motion carries.
- 4. Financial Review (YTD, October 31st):** Through the end of October, we have \$102,602.27 in total operating income and \$72,092.80 in total operating expense, for a net operating income of \$30,509.47.
 - a. Per the reserve study, we are scheduled to transfer \$35,875 at the end of the year.
 - b. Kelly asks about the charges for the ACH payments.
 - i. This was implemented by our software company, Appfolio, and the money does not go towards Rocktown or the association.
 - ii. We have been encouraging owners to set up bill-pay with their bank for dues payments.
- 5. Manager's Report:**
 - a. Line Striping: All visitor and resident spaces were re-striped and re-numbered this summer by About Exteriors, and the funds came from the reserve account, as this is a reserve item.
 - b. Landscaping: Season After Season was the vendor this year, and it was their first year in the community. They will be doing the community again for the upcoming year.
 - c. 12-Month CD: The association invested \$100,000 into a 12-month CD at a rate of 5.15% to earn some more income.
 - d. Tree Removal: The dead tree that was by the cemetery has been removed. There was also a tree that fell in the common area behind Deyerle, and we were able to determine that it belonged to the owner of a home on Emerald Drive and they were able to take care of it.

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- e. Parking: We have had some issues with units having more than 2 vehicles and using visitor spaces to park, as well as box trucks parking on the private streets.
- f. ARC Guidelines: Any exterior modification requires approval from the Board. If you are wanting to paint your front door, please submit the application with the color sample for approval.
- g. Package Theft: We were contacted by a resident on Blue Stone Hills in September that they had a package stolen from their front porch. HPD was contacted and they were able to find the person that stole it. Please keep an eye out and report anything suspicious to the police.
- h. Fire Pit: We were contacted by residents on Blue Stone Hills that their neighbor had a fire pit on their second-story balcony, which is not permitted.
- i. Common Area Transfer: As of now, the association has been paying property taxes on common areas, but they are in the process of being transferred to the association, and taxes will no longer need to be paid.
- j. Sales: Property values in the community have increased substantially the last few years. 2210 Deyerle sold for \$330,000 in August and 2245 Lapis sold for \$326,000 in October.

6. Old Business: None.

7. New Business:

- a. 2024 Budget: We are beginning the budget process for next year and will send the completed budget to the Board for approval once it has been drafted. We are currently waiting on pricing from Meridian Waste, which is the trash company for the private streets.
- b. AirBNB: This issue was discussed during our last Board meeting and it was requested to be added to today's agenda.
 - i. There are a few units that have a lot of turnover with tenants, and the concern is that they are running an AirBNB, and evidence has also been found online.
 - 1. The City of Harrisonburg allows these as long as approval has been granted and special-use permits have been issued.
 - ii. There are currently no restrictions in the Covenants on this, and in order to change these, there must be 66.67% of owners in approval. The high bar is by design, so that the documents cannot easily be changed.
 - iii. The percentage of rentals is hard to limit and control.
- c. Fines: This issue was also discussed at the last Board meeting, and the Board wanted to get owner input prior to discussing further.
 - i. At this time, there are no fines in place for violations, and reminders can only be sent out to have issues addressed. The notices go directly to homeowners to address with their tenants if that applies.

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- ii. The biggest issues that have been noted are landscaping related, where there are weeds in flower beds that just get ignored because there are no consequences if nothing is done.
- iii. The Board will be discussing this further and once a decision has been made, a communication will be sent out to the community and also posted on the website.

8. Member Input:

- a. 2217 Lapis – Fence behind them needs power washing. Tim will look into this.
- b. 380 Blue Stone – There is a vehicle with no tags and looks like it was in a wreck
- c. A unit has been seen throwing food scraps outside, which is bringing unwanted animals into the community.
- d. There is a box truck that continuously parks on Blue Stone Hills Drive.
- e. There are units that have lanterns leading up to walks and that have Christmas lights up all year on Blue Stone Hills.

9. General Comments/Questions:

10. Board of Directors Elections: Per the Bylaws, Board members shall serve for one-year terms and are elected annually. There can be 3-7 Board members. There are currently 5 Board members, who are all up for re-election: Tim Cassell, Jeff Dyche, Adam Hancock, Samy El-Tawab, & Kristy McComb.

- a. Tim motions to elect Kelly Meetze to the Board of Directors, Jeff seconds.
- b. Jeff motions to re-elect the existing Board and a second is made.
- c. Board now consists of Tim Cassel, Jeff Dyche, Adam Hancock, Samy El-Tawab, Kristy McComb, and Kelly Meetze.

11. Adjournment: 7:02pm (Tim)