

# The Townes at BlueStone

## The Townes at Bluestone Board Meeting Minutes

April 15, 2025 | 6:00pm

Location: Rocktown Realty Office & Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Jeff Dyche, Samy El Tawab, Kristy McComb, Adam Hancock, & Kelly Meetze  
Management Attendees: Kayleigh Sponaugle & Sandra Craig – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:05pm (Kristy)
  - a. All Board members are present; quorum has been established.
2. **Review and approve of previous meeting minutes from January 21, 2025:** Kristy motions to approve the minutes as written, Jeff seconds, motion carries.
3. **Financial Review (YTD, March 31<sup>st</sup>):** Through the end of March, we have a total of \$31,857.26 in total operating income and \$41,022.17 in total operating expense.
  - a. The discrepancy is from snow removal costs and the trash and landscape invoice timing and payment.
4. **Community Update:**
  - a. Tanzanite Fence – The landscaper is waiting on their insurance to get the fence repaired; Rocktown will keep the Board updated.
  - b. Speed Bumps – The speedbumps were repaired and reinstalled last week.
  - c. Curbs – The curbs have also been completed; however, there is still some damage by the mailboxes off Blue Stone Hills Drive.
    - i. Rocktown will follow up with the landscaper to take care of this.
  - d. Tree Removal – Dry River Tree Service is no longer able to do the project to remove the trees in common area behind Deyerle, so Rocktown has reached out to 3 new vendors to get estimates.
  - e. Retention Pond – An owner recently reached out regarding the maintenance of the retention pond and if it could be kept up more so it would be a usable space.
    - i. The pond is meant to remain “wild,” and the landscapers are scheduled to mow it as needed throughout the season.
  - f. 2195 Deyerle Update – This property is scheduled to be up for auction on May 28<sup>th</sup>.
  - g. Sales – 2237 Deyerle sold in February 2025 for \$325,000 and 2208 Deyerle is currently pending and is listed at \$359,900, with an estimated closing date of May 19<sup>th</sup>.

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### 5. Old Business:

- a. 350 Blue Stone Hills ARC – Rocktown reached out to the City of Harrisonburg and Jeremy Dean informed them that their efforts to contact the owner about the illegal living space have stalled.
  - i. The Board requests a deadline be set and that Rocktown follow-up with the city and to consult with the HOA attorney to draft a formal letter to the owner.

### 6. New Business:

- a. ARC Guidelines – Front Door Color and Deck Materials – Any color change to a front door must be submitted for review; this will be done on a case-by-case basis.
  - i. The Board agrees that composite decking materials are fine, as long as they adhere to the color standards for decks in the association.
  - ii. Rocktown will update the ARC document with this information and resend to owners with reminders about the guidelines and process.

### 7. Member Input:

- a. The entrance gazebo needs to be cleaned both outside and inside.
  - i. Rocktown will get estimates for this and present them to the Board.
- b. Rocktown will check the rules & regulations document to confirm that all aspects of landscaping are included, such as weeding, trimming, etc.
- c. Adam mentions that the trash company comes extremely early on pick-up days and requests that the city be contacted regarding any ordinances.
  - i. A request is also made to get an estimate from Waste Management for their services. Rocktown will reach out for this and send the estimate to the Board once received.

### 8. Adjournment: 7:00pm (Kristy)

### 9. Next meeting: July 15, 2025 at 6:00pm