

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 31st):** 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 28th.
 - 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 19th.

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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