

# The Townes at **BlueStone**

## The Townes at Bluestone Board Meeting Minutes

April 23, 2024 | 6:00pm

**Location: Rocktown Realty Office & Zoom Videoconference**  
**218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Tim Cassel, Jeff Dyche, Adam Hancock, Kristy McComb, & Kelly Meetze

Board Absentees: Samy El-Tawab

Management Attendees: Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:02pm (Tim); We have 4 of 6 Board members present to begin the meeting, quorum has been established.
  - a. Kelly joined at 6:06pm to give us 5 members.
- 2. Review and approve of previous meeting minutes from December 14, 2023:** Kristy motions, Jeff seconds, minutes approved as written.
- 3. Financial Review (YTD, March 31<sup>st</sup>):** Through the end of March, we have \$30,682.51 in total operating income and \$30,919.80 in total operating expense.
  - a. The CD matured on 4/4; Rocktown will look at different options and reach out to the Board about renewing or reinvesting.
- 4. Community Update:**
  - a. Delinquency: We currently have one owner who is over \$1,000 delinquent; the Board instructs Rocktown to reach out and have them pay in full by May 1<sup>st</sup>, and if they don't, a warrant in debt and a lien will be filed against them.
  - b. Sapphire Fence: The fence at the end of Sapphire drive was damaged during a windstorm last month and was repaired on April 19<sup>th</sup>.
  - c. Blue Stone Hills - Grass Repair: Kelly and Kristy will work together to have the grass repaired on the area where the grass was dug up from a water line repair.
    - i. The front yard of 369 Blue Stone has not been repaired from this work as well and the owner has not responded to multiple requests. Jeff will try to reach out to them about getting this addressed.

### **5. Old Business:**

- a. Tanzanite Landscaping:** Rocktown will reach out to get estimates for some plantings at the end of and behind Tanzanite.
  - i. The Board also requests that Bernard follow-up with Matchbox about splitting the cost of a fence/barrier in this area as well.

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- b.** Glo-Fiber: Glo-Fiber contacted Rocktown on April 1<sup>st</sup> to inform them that they were waiting on permits to be approved for the installation and will let us know when the project will be starting.
  - i. Rocktown will follow-up with them to see if there is an update.

### **6. New Business:**

- a.** Rules & Regulations – Fine Structure: There currently aren't any fines in place for the association for violations and the Board would like to implement some to help with some of the concerns in the community.
  - i. The primary concern is landscaping, specifically weeds and regular maintenance.
  - ii. Kelly is concerned that weeds will bring down property values.
  - iii. Rocktown will put together some options for fines for the Board to review and implement if approved.

### **7. Member Input:**

- a.** Some residents on Blue Stone Hills have been leaving their city trash totes out front regularly.
  - i. Rocktown will send a reminder to store the totes in the rear of the property if the terrain allows.
- b.** The house numbers are beginning to fade and/or fall off.
  - i. Rocktown will reach out to see if they can determine the type of numbers that were used when the community was built.
- c.** Meridian Waste comes through for the private trash pick-up between 3-4am each week.
  - i. Rocktown will reach out to them to see if they are able to come later in the morning.
  - ii. Tim will check with the city to see if there is an ordinance about contractors and times they can work.

**8. Adjournment:** 6:55pm (Tim)

**9. Next meeting:** July 23, 2024 at 6:00pm