Beacon Hill Board Annual Meeting of Owners
Meeting Minutes
October 30, 2025 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Carlos Olaechea, Bob Horst, Victor Quispe, & David Gaines
Other Attendees: We have 90 owners in attendance by proxy, in person, and via Zoom.
Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:00pm (Carlos); Per the Bylaws, 33 1/3% of owners must be represented by attending or by proxy, which is 86. We have 90 owners represented, and quorum has been established.

2. **Review & approve of meeting minutes from October 1, 2024:** Brandy motions to approve the minutes as written, Maggie seconds, and the motion carries.

3. **Financial Review (YTD, September 30th):** Through the end of September, we have $152,009.81 in total income and $130,128.34 in total expense, for a net income of $21,881.47.

4. **Manager's Report:**

    a. Delinquency – There is not a delinquency issue in the community and of the owners that are past due, most of them are making payments towards their balance.
        i. One unit that is delinquent is listed for sale, so these funds will be collected from the seller at closing.
    b. Old Richmond Playground – The new playground was installed at the end of 2024.
    c. Meridian Waste – The price for the private trash collection increased in August, and the Board has decided to wait to increase the fees until the beginning of next year.
    d. Emerson Parking Lot – Perfect Parking is scheduled to repair the parking lot of 170 – 196 Emerson at the end of next week.
        i. Rocktown will send notices to the affected owners and hang them at each property prior to the start date.
    e. Property Values – 8 properties have sold so far in 2025, ranging from $214,000 - $281,000.

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i. There are currently 3 active listings, ranging from $255,000 - $270,000.

5. **Old Business:** None.

6. **New Business:**

   a. Brandy mentions property maintenance concerns at a unit on Emerson Lane and units on Old Richmond Circle.
      i. Rocktown will get documentation and reach out to the property owners.
   b. Selah raised concerns about speeding on Emerson Lane, and Bernard explains that while the HOA lacks jurisdiction over public streets, speed bumps and traffic lights have been discussed with the city in the past. He encourages owners to contact city officials about their concerns directly.

7. **Board of Directors Elections:**
   Per the Bylaws, the Board of Directors shall consist of 5 persons. All terms of office shall be one year. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association.
   a. Michele Stonish and Margaret Sebastian both express interest in serving on the Board, and Bob Horst states that he is willing to step down.
   b. Brandy nominates both Michelle and Margaret.
   c. Bob motions to re-elect the existing Board members of David, Carlos, & Victor, along with adding Michele and Marget, the motion is seconded and carries.
      i. The next Board meeting is scheduled for January, where officer positions will be determined.

8. **Adjournment:** 6:36pm