



**Beacon Hill Board Annual Meeting of Owners**  
**Meeting Minutes**  
**October 1, 2024 | 6:00pm**  
**Location: Rocktown Realty Office & Zoom Videoconference**  
**218 East Market Street, Harrisonburg, VA 22801**

**Board Attendees:** Carlos Olaechea and David Gaines

**Board Absentees:** Bob Horst and Howard Rawles

**Owners:** We have 92 owners in attendance by proxy, in person, and via Zoom.

**Management Attendees:** Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:02pm (Carlos); Per the Bylaws, 33 1/3% of owners must be represented by attending or by proxy, which is 86. We have 92 owners represented, and quorum has been established.
2. **Review & approve of meeting minutes from October 5, 2023:** Carlos motions to approve the minutes as written, Maggie Zheng seconds, motion carries.
3. **Financial Review (YTD, September 30<sup>th</sup>):** Through the end of September, we have a total operating income of \$153,709.10 and total operating expense of \$98,828.76.
  - a. We are scheduled to transfer \$74,285.00 into the reserve account at the end of the year.
  - b. The association has \$216,256.54 in total investments and will be reaching out for the best interest rates available for the CDs with renewal dates quickly approaching – October 25<sup>th</sup> and November 29<sup>th</sup>.
4. **Manager's Report:**
  - a. **Landscaping:** Landscaping for the community common areas is being done by Season After Season again this year, and we are currently working on bids for 2025.
    - i. Julia Hall mentions that the common area between the first and second duplex on Wordsworth Court is being missed. Rocktown will follow up with the landscapers on this.
  - b. **Power Washing:** Towards the end of 2023, owners were contacted about power washing their units if it was needed.
    - i. If this was not done by the deadline given, the association had them done at the owners' expense.



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- c. Dog Park: A dog park was installed this summer on the corner of Emerson Lane and Victorian Village Drive.
- d. Old Richmond Playground: A new playground has been approved by the Board of Directors and is scheduled to be installed later this fall.
  - i. It will have a playground for young children and a play area for older children, so that it can be enjoyed by everyone.
- e. Towing: JL Towing took the place of KAR Towing for the community, and signs have been posted in parking areas throughout.
- f. Meridian Waste: Meridian Waste updated their process of where trash is to be placed – behind vehicles or in empty parking spaces. Notices were sent to all owners and hung at every unit.
- g. Inspections & Follow-Ups: Rocktown does community inspections monthly and follows up as necessary. We have been able to do this more consistently this year and have already noticed a difference.
- h. Poets & Frost Street Signs: Both street signs were faded, so the association had them replaced earlier this year.
- i. Mailbox Cleaning: All the mailbox clusters in the community were scrubbed to remove the dirt/mildew that had accumulated on them.
- j. Updated Reserve Study: An updated reserve study was completed this year.
  - i. Reserve studies are required to be completed every 5 years by law.
  - ii. They determine the useful life remaining of the common elements and forecast when they will need to be repaired or replaced, as well as the estimated cost.
  - iii. The first major expense is scheduled for 2030, which is the milling and paving project for the private roads and parking areas.
  - iv. In reviewing the updated study, it does not look like there is a need for increased funding for next year, but we will have a better picture once we begin the budget process for 2025.
- k. Property Values: There has been a 75% increase in property values in the community over the past 7-8 years, which also means that rental rates have increased as well.



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**5. Old Business:** None.

**6. New Business:**

- a. Lee Grieco would like to have a rule added regarding stray cats in the community.
  - i. He contacted Harrisonburg Animal Control, and they stated that they will no longer come out with traps if people continue to feed the cats.
  - ii. Maggie Zheng states that she's captured them and taken them to the SPCA, where they can also check to see if the cat has a chip.
  - iii. David Gaines asks how we would be able to enforce something like this.
  - iv. Lee motions to add language that it's against the rules to feed stray cats in the neighborhood, Julia Hall seconds, and a discussion ensues.
    - 1. Someone mentions that there should be wording to include stray/feral cats, and Lee amends his motion to include this.
    - 2. Nicole Yoder and Maggie ask how we would know if the cats were indoor/outdoor vs. stray/feral.
    - 3. During the vote, 5 owners are in favor of adding this rule and 5 owners plus Carlos (president) vote against adding the rule. Due to Carlos having a majority of the proxies, the motion does not pass. The Board can continue to have this conversation if needed.
  - v. Rocktown will send a notice to the community with information on the Harrisonburg City ordinance regarding cats, collars, and tags.
- b. Maggie asks if the association can do anything about groundhogs.
  - i. This has been an ongoing discussion, but the association can only take care of groundhogs in common areas. If they are found on your property, it is your responsibility as the owner to take care of them. An email was sent to all owners earlier this year with a few vendor options.

**7. Member Input:**

- a. Linda Brauer asks what they get out of their dues, being on Wordsworth Court, which is a public street.



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- i. They have city trash collection, and the city also takes care of road and sidewalk maintenance.
  - ii. All owners' dues go towards the reserves, which go towards capital expenses, such as road and parking lot maintenance, playgrounds, dog parks, etc.
- b. The driveways on Wordsworth Court are private property and not maintained by the association.
  - i. The difference between these and the parking areas is that the driveways are not shared with multiple units, as the parking areas are.
  - ii. This can be updated and changed by the Board if they choose.
- c. Julia Hall asks if the new development to the south of Beacon Hill will have access to Emerson Lane.
  - i. Bernard states that this is not the case as of now.

**8. 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. Maggie nominates Wilfredo Quispe, and he accepts the nomination.
- b. David nominates Maggie, and she declines the nomination.
- c. Julia nominates Tilda Pendleton, and she declines the nomination.
- d. Brandy Requeno nominates Nicole Yoder, who accepts the nomination.
- e. Julia nominates Carlos and David to remain on the Board.
- f. Maggie nominates Bob Horst to remain on the Board.
- g. Brandy motions to elect Carlos, Bob, David, Wilfredo, and Nicole. Maggie seconds and the motion carries.

**9. Adjournment: 7:12pm (Carlos)**