Beacon Hill Annual Meeting of Owners
Meeting Agenda
October 13th, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Carlos Olaechea, Victor Quispe, David Gaines, Michele Stonish, Margaret Sebastian
Board Absentees: None.
Owner Attendees: Augustus Hallmon, Bryant & Kandis Porter, Brandy Requeno, Tilda Pendleton, Veronica Lopez, Celio Lobo, Selah Hodgkin, Alicia Thomas, Jonathan Leaman, Ann Brenneman, Htang Nu
Management Attendees: Bernard Hamann & Sara Pittella (Rocktown Realty)

1. **Call meeting to order & establish quorum:** Carlos calls the meeting to order at 6:04pm. The quorum requirement is 33.3% or 86 out of 256; we have 90 homeowners present, either in person, or by proxy; quorum has been established.

2. **Review & approve of meeting minutes from October 30th, 2025:** Carlos motions to approve the minutes, Victor seconds, Carlos calls to vote; all in favor, none opposed; motion carries.

3. **Financial Review (YTD, September 30th):** The total operating income is $161,397.04. Total operating expense is $110,418.91. Net operating income is $50,978.13.

4. **Manager's Report:**

    a. Trash (Waste Management): The transition from Meridian Waste to Waste Management was a great success! The association is saving approximately $2,000 a month since switching trash vendors.
    b. Landscaping (Season After Season):
        i. Walking Trail- The playground and walking trail recently had new mulch installed.
    c. Improvements:
        i. Soccer Goals- VMS installed soccer goals earlier this year near the playground.
    d. Sales/Occupancy: There have been 9 sales this year, ranging from $245,00 - $299,000.

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e. Delinquency: There are currently 3 homeowners who owe more than $1,000. One already has a WID and lien filed against them. Rocktown will proceed with filing a WID and a lien against the other 2 homeowners, as they have already been contacted about remitting payment.

5. **Old Business:**
   a. None.

6. **New Business:**
   a. Fines for Rule Violations:
      i. Discussion about enforcing rules and regulations, where Bernard explained that while fines are documented in the Rules & Regulations, the current structure is difficult to implement. We sought resident feedback on whether to pursue stricter enforcement before making changes and did not receive any responses either in favor or opposed to implementing fines.
   b. Adjusting Quorum Requirement:
      i. There has been an issue over the past few years with annual meeting quorum rates. Bylaws currently require 33.3% owner participation, but we historically struggle reach even this threshold. The board agreed to consider reducing the quorum requirement to 25% as a potential solution, while ensuring it remains above the legal minimum of 10%. This will be discussed further and voted on by the Board at the next Board meeting.

7. **Member Input:**
   a. Homeowner expressed they were pleased and impressed with the current numbers (financially-speaking) compared to what they looked like under the former management company.

8. **Board of Directors Elections:**

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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.

i. Margaret Sebastian (President), Carlos Olaechea, Victor Quispe, and Michele Stonish all expressed interest in remaining on the Board in their current positions.
ii. David Gaines stepped down, and in his place, Augustus Hallmon was elected to fill the vacant position.
    1. Brandy R. motions to elect Augustus, David Gaines seconds, called to vote; all in favor, none opposed; motion passes.

9. **Adjournment:** Margaret adjourns the meeting at 6:49pm.

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