



Beacon Hill Board Meeting Minutes
January 13, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Carlos Olaechea, David Gaines, Michele Stonish, Margaret Sebastian, & Victor Quispe

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Carlos)
- 2. Review & approve of meeting minutes from October 14, 2025:** Carlos motions to approve the minutes as written, David seconds, the motion carries.
- 3. Financial Review (YTD, December 31st):** Through the end of December, we have a total operating income of \$204,381.29 and a total operating expense of \$162,432.08
 - a. On the reserve side, the last payment was made on the new Old Richmond Circle playground in the amount of \$7,207, and \$28,050 was spent towards the repair of the 170-196 Emerson parking lot.
- 4. Community Update:**
 - a. Vehicles – Any vehicles that are not in compliance are tagged and given a deadline before they will be towed.
 - i. Vehicles that are illegally parked, such as regularly using visitor spaces, are also tagged to be towed as necessary.
 - b. 170-196 Emerson Parking Lot – This project was completed by Perfect Parking in November, with positive feedback from residents.
 - c. Delinquency – There are two owners that are over \$1,000 past due on their accounts and the Board instructs Rocktown to file on both if the balances are not paid by the deadline given.
 - i. Bernard outlines the association’s filing process, which involves filing warrants in debt against the individual and liens against the property for unpaid fees.
 - d. Sales – Property values in the community held steady in 2025 with sales prices ranging from \$214,000 to \$281,000; there are currently two under contract at this time.



Beacon Hill Board Meeting Minutes
January 13, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

- 5. ARC Review Committee:** None.
 - a. ARC requests for exterior modifications typically come in during the spring and summer and will be sent to the Board to review and vote on via email.

- 6. Old Business:** None.

- 7. New Business:**
 - a. 2026 Budget – Carlos motions to ratify the email vote approving the 2026 budget, David seconds, the motion carries.
 - b. CD Renewal – Margaret motions to ratify the email vote approving the renewal of a CD through United Bank, Michele seconds, the motion carries.
 - c. Board Positions – With two new Board members elected at last year’s annual meeting, the Board must decide on positions.
 - i. Carlos makes a motion for Margaret to be the new president and for Michele to be the treasurer, David seconds, the motion carries.

- 8. Member Input:**
 - a. The Board discusses potential community events to foster connections between neighbors, with the emphasis on activities for children.
 - b. Concerns were brought up about the storage of items outside townhomes and Rocktown encourages the Board to report any violations they see that need to be addressed.

- 9. Adjournment:** 7:01pm

- 10. Next Meeting:** April 14, 2026 at 6:00pm