



Beacon Hill Board Meeting Minutes
October 14, 2025 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Carlos Olaechea, Bob Horst, & David Gaines

Board Absentees: Victor Quispe

Management Attendees: Kayleigh Sponaugle & Erica Crawford – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:06pm (Carlos)
 - a. We have 3 of 4 Board members present, quorum has been established.
- 2. Review & approve of meeting minutes from July 8, 2025:** Carlos motions to approve the minutes as written, Bob seconds, motion carries.
- 3. Financial Review (YTD, September 30th):**
- 4. Community Update:**
 - a. Vehicles – Vehicles are being tagged and towed as needed for violations.
 - i. Rocktown recently received a complaint about a vehicle on Old Richmond Circle occupying a visitor space for months, which has since moved or been removed.
 - b. Delinquency – There is not a delinquency concern in the community.
 - i. There are a few owners that are past due, but most of them are making payments towards their balance.
 - ii. There is one unit that is past due who has listed their property for sale, so we will collect those funds upon closing.
 - c. Rules & Regulations – The document was updated and distributed to all owners and posted to the association’s website.
 - d. Sales – 6 properties have sold so far in 2025, with prices ranging from \$214,000 - \$281,000.
- 5. ARC Review Committee:** None.
- 6. Old Business:** None.



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7. New Business:

- a. 170-196 Emerson Parking Lot – Bob motions to ratify the email vote approving the estimate from Perfect Parking, David seconds, and the motion carries.
 - i. This project is scheduled for the last week of October and Rocktown will hang notices on the affected units and also send via email.
- b. 2026 Landscaping & Snow Removal – The estimate from Season After Season is reviewed by the Board.
 - i. Bob motions to approve the estimate, Carlos seconds, and the motion carries.
- c. Soccer Goals – Rocktown is still researching options for soccer goals to place in the common area on Old Richmond Circle. The Board recommends looking into goals with retractable nets.
- d. 2026 Meeting Schedule – The Board is good with keeping the quarterly meeting schedule for next year and to try and keep meetings on Tuesdays if possible.

8. Member Input:

- a. The Board discusses issues with unauthorized bulk trash dumping, specifically at the corner of Emerson and Victorian Village, including organizing a specific time/day for residents to dispose of large items and the possibility of obtaining community dumpsters.
 - i. We will continue to investigate these options to be discussed further.

9. Adjournment: 6:38pm

10. Next Meeting: October 30, 2025 at 6:00pm (Annual Meeting)