



Beacon Hill Board Meeting Agenda
July 14th, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: David Gaines, Michele Stonish, and Margaret Sebastian

Board Absentees: Carlos Olachea & Victor Quispe

Management Attendees: Bernard Hamann & Erica Crawford

1. **Call meeting to order & establish quorum:** Meeting called to order at 6:09pm, 3 out of 5 Board members are present, quorum has been established.
2. **Review & approve of meeting minutes from April 14th, 2026:** Michele motions to approve, David seconds, motion passes.
3. **Financial Review (YTD, June 30th):** Total operating income is \$104,815.29. Total operating expenses are \$62,023.65. Net operating income is \$27,768.98.
4. **Community Update:**
 - a. Vehicles: None.
 - b. Spring Inspection: The Spring Inspection was conducted mid-April and notices were sent in May; owners have been receptive to requests for property improvements.
 - c. Delinquency: 1 owner who was filed against subsequently paid, and two additional owners have met delinquency thresholds for filing.
 - d. Sales: Three units are currently pending sale, with recent sales of 3 units ranging from \$275,000 to \$287,000.
5. **ARC Review Committee:** None.
6. **Old Business:**
 - a. Free Library: Proposed location is near soccer goals, playground area, and benches. Bernard to obtain pricing information for review & approval.
7. **New Business:**



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- a. No Trespassing Signs: Signs would allow police to remove unauthorized campers from the association's property; Board decides to proceed with installation of 2 signs.
- b. 'No Parking' Signs: Painted hashmarks vs. "no parking" signs vs. both? Board has not yet reached a decision.
- c. Soccer goals: Goals have been installed near playground area.

8. Member Input:

9. Adjournment: Meeting adjourns at 6:41pm.

10. Next Meeting: Tuesday October 13, 2026 at 5:00pm/ Followed by Annual Meeting at 6:00pm