The Townes at Bluestone Board Meeting Agenda
October 20, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Kristy McComb, Kelly Meetze, Samy El-Tawab, Jeff Holsinger
Board Absentees: None.
Management Attendees: Bernard Hamann & Sara Pittella (Rocktown Realty)

1. **Call meeting to order & establish quorum:** Kristy calls meeting to order at 6:00pm.

2. **Review and approve of previous meeting minutes from April 21, 2026:** Kristy motions to approve minutes as written, Kelly seconds, calls to a vote; all in favor, none opposed, motion carries.

3. **Financial Review (YTD, September 30th):** The community has almost $234,000 in total assets, including escrow reserves, cash on hand, and CDs. Total operating expenses are $83,369.96, while net operating income is $29,678.68.

4. **Community Update:**

    a. Rules & Regulations- Updated/revised rules & regulations were posted online after April's Board meeting.
    b. Delinquency- One owner is above the $1,000 threshold and has been contacted about remitting payment; they plan to pay all past due dues, as well as for upcoming dues for all of 2027. We reached out to 7 owners with delinquency amounts in the $500-800 range, and most were receptive and indicated they intended to bring their account current as soon as possible.
    c. Sales- There were 9 sales within the past year; the highest sale was a property on Tanzanite for $365,000 and the lowest was 351 Blue Stone Hills Drive for $340,000. The average sale price in the neighborhood is $352,000, in 2023, the average sale price was $310,000.

5. **Old Business:**

    a. Sapphire Drive Tree Proposals- Trees were planted after installation was approved at April's Board meeting.
    b. CD Renewal- The CD was renewed in the amount of $150,000 at 4.05% and matures on September 10, 2027.

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c. 2210 & 2122 Lapis Ln ½ panel doors- Sara will look into if this issue was resolved since the last Board meeting. Doors are not currently in compliance with community design standards.

6. **New Business:**
   - **a.** Reserve Study 2026- Bernard reviewed the 2026 Reserve Study with the Board, noting we are on track to transfer the required amount of money into the reserve fund at the end of the year. Board agrees to table officially approving the reserve study until the upcoming Annual Meeting to give everyone sufficient time to review it thoroughly and come prepared with questions, concerns, or clarifications. The reserve study will also be presented to all owners in attendance at the Annual Meeting.
   - **b.** Board Vacancy- Sara to email community encouraging any interested owner to attend the upcoming Annual Meeting and express interest in serving on the Board; also reminded owners to RSVP to meeting or fill out a proxy form.
   - **c.** 2027 Bids-
     - **i.** Landscaping & Snow Removal- Board is generally pleased with the quote from Season After Season, but takes issue with the wording for line 7 regarding cemetery and retention pond maintenance. “As needed” is not proving to be frequent enough to maintain these areas to the Board’s standards. Sara will reach out to Osiel and ask him to amend the scope to include “at least one time a month” and share the revised quote with the Board to approve.
     - **ii.** Dog Waste Stations- Board is presented with weekly rate from C&L Contracting and the current average monthly cost; Board approves the bid for the upcoming year.
       1. Kelly mentions that the current dog waste station waste bags (green) are thinner and lower-quality than the previous bags (black). Sara noted to order the thicker, black bags the next time C&L indicate the supply is getting low.

7. **Member Input:**

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a. Fines for Dog Waste- A homeowner contacted Rocktown about a neighbor's improper dog waste disposal. Unable to attend the meeting, she asked the Board to consider implementing fines for violations of the dog waste disposal policy. Sara met with Animal Control Officer VanOrden, who reviewed footage of the incident provided by the homeowner, and concluded that, in his opinion, there was insufficient evidence of intentional wrongdoing. The Board discussed the challenges of conclusively proving intentional, improper disposal and identifying those responsible before imposing fines. The Board tabled the matter for future discussion.

b. Branches in Cemetery- Reports from Board members that there is a pile of debris & branches in the cemetery that needs to be removed. Sara will reach out to the landscaper about this.

c. Visitor Parking- Jeff reports various residents parking in Fire Lanes and abusing the Visitor Spaces (ie- residents having more than 2 vehicles and using Visitor Spaces to park them). Kristy proposed implementing a towing system with proper parking permits, similar to systems she has experienced elsewhere. The group agreed to add this topic to the agenda for the upcoming annual meeting on November 5th to gauge resident interest in implementing stricter parking enforcement measures.

d. Fire Lane Markings- Jeff expressed concern about faded red paint on private streets in the neighborhood. Sara will reach out to obtain estimates for repainting the fire lanes, which will hopefully be able to be presented at the Annual Meeting. The Board agrees to wait until spring to proceed with the repainting project regardless due to winter weather concerns.

8. **Adjournment:** Kristy motions to adjourn the meeting, Jeff seconds, motion carries.

9. **Next meeting:** November 5, 2026 at 6pm – Annual Meeting via Zoom; next Board meeting 2027, TBD.