The Townes at BlueStone

The Townes at Bluestone POA | 2025 Annual Meeting of the Owners Minutes
Tuesday, November 18, 2025 | 6:00pm
Location: Rockingham County Administration Center - Community Development Office
20 E. Gay Street, Harrisonburg, VA 22802

Board Attendees: Kristy McComb, Adam Hancock, Samy El-Tawab, & Kelly Meetze
Owners: 43 owners present in person or by proxy.
Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call Meeting to Order & Establish Quorum:** 6:02pm (Kristy)
    a. The Bylaws state that 25% of owners be represented by proxy or in-person attendance, which is 33 units.
        i. We have 35 units represented by proxy and 8 units in-person, for a total of 43. Quorum has been established.

2. **Proof of notice of Annual Meeting:** Annual notices were sent out by email via SignWell and by USPS if no email was provided.

3. **Review and approve of 2024 annual meeting minutes:** Kristy motions to approve the minutes as written, Kelly seconds, motion carries.

4. **Financial Review (YTD, October 31st):** We have $114,077.44 in total operating income through the end of October and $105,075.13 in total operating expense.
    a. The discrepancy is from snow removal, landscape invoice timing, and trash invoice timing and rate increase.

5. **Manager's Report:**

    a. Tree Removal – Big O removed trees in the common area behind Deyerle.
    b. Parking/Vehicles – We are reaching out, tagging, and towing as needed for vehicle/parking violations.
    c. Speedbumps – Additional speedbumps were installed at the end of 2024, and some were damaged from snow removal. The vendor took responsibility for replacing them at their expense.
    d. Tanzanite Fence – The fence was installed at the beginning of 2025 and was also damaged by the snow removal vendor, who also took care of repairing at their expense.
    e. Landscaping/Snow Removal Vendor – The Board has voted to switch back to Season After Season for the upcoming year, largely due to cost and performance.
    f. Rules & Regulations – The Board will be updating this document, and it will be sent out to owners and posted to the website once completed.
    g. ARC Guidelines – This was updated earlier this year and distributed to owners.
    h. Retention Pond – Adam states that grasses are fine to plant around the pond area but there should not be any woody growth.

The Townes at BlueStone

The Townes at Bluestone POA | 2025 Annual Meeting of the Owners Minutes
Tuesday, November 18, 2025 | 6:00pm
Location: Rockingham County Administration Center - Community Development Office
20 E. Gay Street, Harrisonburg, VA 22802

i. Reserve Study – An updated study will be due in 2026, and this will help to determine where the association stands financially, when capital projects are due, and what the estimated cost would be.
j. Delinquency – There is no delinquency issue in the association currently. There are a few owners that are a few months past due, but all have made payments towards their balances this year.
k. Sales – The association continues to have solid property values this year, with the range being between $325-330,000.

6. **Old Business:** None.

7. **New Business:**

a. AirBNB/VRBO/Short-Term Rentals – The biggest concern with having short-term rentals in the community is the number of guests, which affects parking space availability.
    i. There is as Harrisonburg City requirement/application that must be approved for an owner to have short-term rentals.
    ii. As it stands, the Covenants for Bluestone do not have any restrictions on short-term rentals.
        1. To change the Covenants, the association would have to hire an attorney to draft the updated language and then hold a special meeting of owners and receive approval on the changes from at least 66.67% of owners. If approval is received, the new document would then be recorded with the County.
    iii. Any issues that may arise from short-term rentals, such as vehicles, noise, etc. can be addressed as needed.
    iv. Rocktown can send a survey to homeowners to gauge where they stand on this issue before any further action is taken.

8. **Member Input:**

a. Please report any noticed disrepair of units to Rocktown so that the owner can be contacted and given a deadline to correct the issue, and if that is not met, the association can have it done at the owner's expense.
b. ARC requests are not needed if you are replacing like for like, but if there are color, design, or material changes, an application would need to be submitted.
c. Rocktown estimates that about 50% of the units in the community are rentals.

The Townes at BlueStone

The Townes at Bluestone POA | 2025 Annual Meeting of the Owners Minutes
Tuesday, November 18, 2025 | 6:00pm
Location: Rockingham County Administration Center - Community Development Office
20 E. Gay Street, Harrisonburg, VA 22802

9. **Board of Directors Elections:** *Per the Bylaws, Board members shall serve for one-year terms and are elected annually; there are currently 4 Board members, and there can be between 3-7.*
    a. A motion was made to re-elect the existing Board and nominate Jeff Holsinger, there is a second to the motion, and the motion carries.

10. **Adjournment:** 7:21pm (Kristy)