The Townes at Bluestone Board Meeting Minutes
April 21, 2026 | 6:00pm
Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Kristy McComb, Samy El Tawab, Jeff Holsinger, & Kelly Meetze
Board Absentees: Adam Hancock
Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:05pm (Samy)
    a. We have 3 of 5 Board members present to begin the meeting; quorum has been established.
    b. Kristy joins the meeting at 6:06pm to give us 4 members.

2. **Review and approve of previous meeting minutes from January 20, 2026:** Samy motions to approve the minutes as written, Jeff seconds, motion carries.

3. **Financial Review (YTD, March 31st):** Through the end of March, we have $36,919.51 in total operating income and $26,637.18 in total operating expense.

4. **Community Update:**

    a. Rules & Regulations – The document was updated and added to the website; it was also sent to all owners via email along with the spring reminders in March.
    b. Delinquency – There are a handful of owners that are a couple months past due, but there is not a delinquency issue in the community.
    c. Sales – The last townhome that sold was 351 Blue Stone Hills Drive, which sold for $340,000 in March.

5. **Old Business:** None.

6. **New Business:**

    a. Sapphire Drive Tree Proposals – Kristy motions to ratify the email vote approving Shen Valley Tree & Lawn to remove the marked trees in the common area behind Sapphire Drive, Kelly seconds, motion carries.
    b. Retention Pond Proposal – Kristy motions to approve the proposal from Season After Season to clear all vegetation in the retention pond area, Kelly seconds, motion carries.

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   i. The Board requests that the vendor let us know when this is scheduled so someone can be present when they are on-site.

c. 371 Blue Stone ARC Request – Jeff submitted a request to replace and paint his front door and received approvals from Samy & Kelly via email; Kristy approves the request, so Jeff can proceed.

7. Member Input:

a. Rocktown will get with Season After Season to clean up the cemetery area and look at areas/yards that were damaged during January's snow removal.

b. The arborvitae around Blue Stone Hills Drive were trimmed by the landscaper, but the Board requests they go back and trim more off and clean up any limbs that were left from the first time.
   i. The vendor has confirmed with Rocktown that if they needed to go back, there would be no additional charge.
   ii. Rocktown will reach out to them and get this on their schedule and coordinate with Board members when they are on-site.

c. 2210 & 2212 Lapis Lane replaced their front doors with doors that are not in compliance due to having a ½ panel glass window on them.
   i. Rocktown will reach out to the owner of both properties and let them know that they need to remove them and replace with compliant doors.

d. Rocktown will reach out to the owner of 355 Blue Stone Hills about their fence extending onto common area.

e. There are units where residents are regularly using visitor spaces for their additional vehicles.
   i. Rocktown will reach out to each unit about limiting the number of vehicles to 2 per property and to park additional vehicles off-site and leave visitor spaces open for guests. If this continues after the notice, the vehicles will be tagged and towed.

8. Adjournment: 6:48pm (Kristy)

9. Next meeting: July 21, 2026 at 6:00pm