



Beacon Hill Board Meeting Minutes

April 14, 2026 | 6:00pm

**Location: Rocktown Realty Office & Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Carlos Olaechea, David Gaines, Victor Quispe, Michele Stonish, & Margaret Sebastian

Management Attendees: Bernard Hamann & Kayleigh Sponaule – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:02pm (Margaret).
 - a. All Board members are present; quorum has been established.
- 2. Review & approve of meeting minutes from January 13, 2026:** Carlos motions to approve the minutes as written, Michele seconds, motion carries.
- 3. Financial Review (YTD, March 31st):** Through the end of March, we have \$54,493.65 in total operating income and \$42,717.43 in total operating expense.
- 4. Community Update:**
 - a. Vehicles – Vehicles are tagged and towed as needed due to various parking violations, such as regular use of visitor spaces, expired tags/inspections, broken down vehicles, etc.
 - b. Spring Inspection – The annual spring inspection is scheduled for this Friday, 4/17, and follow ups will be completed as necessary.
 - c. Delinquency – There is one owner that is over \$1,000 past due and the association is filing a warrant in debt against the owner and a lien against the property so that they cannot sell without satisfying the lien.
 - d. Sales – 3 townhomes have sold so far this year, with property values holding steady.
- 5. ARC Review Committee:** None.
- 6. Old Business:** None.
- 7. New Business:**
 - a. WM Proposal – The Board reviews a proposal from Waste Management to provide tote service to the private streets in the community.



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- i. WM will provide and deliver their totes to each property.
- ii. Their monthly rate will start at \$17.66 per unit, which is significantly lower than the \$30/month that is being charged now.
- iii. WM offers great communication about services and if there are any delays or issues with pick-ups.
 - 1. Carlos motions to switch trash service to Waste Management, Margaret seconds, and the motion carries.
- iv. They will begin service on June 1st, and Rocktown will coordinate with them and the current vendor regarding transition details.
 - 1. Rocktown will send information via emails and will also post notices at each prior to the changeover.
- b. 'No Parking' Signs -There is an issue in an area on Old Richmond Circle where vehicles are parking and making it difficult for residents to get into and out of their unit spaces.
 - i. The Board agrees to paint 'No Parking' stripes on the asphalt to prevent this from occurring in the future.

8. Member Input:

- a. The Board requests that additional 'No Dumping' signs be added to the corners of the private streets to help prevent residents/non-residents from leaving bulk items out for the association to remove.
 - i. Rocktown will provide the information for the city's bulk pick-up on the notices that are hung for the transition to WM.
- b. Michele mentions having a free library placed in the common area near the Old Richmond Circle playground.
 - i. Rocktown will investigate design options and send them to the board for review.
- c. Bernard will resend the soccer goal options to the Board for them to review and approve for installation.
- d. Margaret mentions that she would like there to be a community event planned for Halloween to help with resident engagement.
- e. Rocktown will send a community reminder about the annual yard sale in May.



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9. Adjournment: 6:54pm (Margaret)

10. Next Meeting: July 14, 2026 at 6:00pm