

Camden Townes Property Owners Association
Annual POA Meeting Minutes
February 8, 2024 | 6:00 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Amber Ham, B.L. Huffman, & Kate Hicks

Board Absentees: Emery Brautigan

Guests: Brian Davis, Julie Hamann, Samuel Swanlund, Anjoo Rai-Marchant, Alexander Haggerty, & Patrick Haggerty

HOA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum (majority required): 6:01 PM (President Kate Hicks); with 46 proxies & those in attendance, quorum is met.
2. Approval of Minutes from Previous Annual Meeting (2/09/23): B.L. motions to approve the minutes as written & Kate seconds – motion passes.
3. Financial Review (through 12/31/23): Total cash on hand at the end of 2023 was \$176,088.87, with total assets of \$176,250.91. With prepaid income of \$8,160.00, total liabilities & capital were also \$176,250.91. Total income for the year was \$208,525.76 & total expenses were \$103,907.89, for a net income of \$104,617.87.
4. Community Update
 - a. Website - 2024 Schedule & Annual Budget: The year's board meeting schedule & annual budget are both available online at rocktownrealty.com/camden-townes.
 - b. Front Entrance - Sign & Flags: Rocktown Realty is updating their portion of the entrance sign & the flags have been replaced as needed throughout the year.
 - c. Power Washing - Dumpster Areas: GM7 cleaned the dumpster pads & enclosures.
 - d. Bus Shelter: VMS has a work order to remove/cover graffiti on the posts.
 - e. Community Packets: The annual packets, which include community & HPD information, were distributed to all front doors in late August.
 - f. Parking Passes/Towing: Towing was re-instated on September 8th. Email reminders were sent to owners leading up to towing for new parking passes to be picked up.
 - g. Delinquency: There are currently no delinquent owners in the community.
 - h. Sales/Occupancy: Sale prices have greatly increased since they dropped so drastically ~2008. Lots of work has been put into making the community look nice & get property values back up. One unit just sold & one is currently on the market. Only four townhomes have been on the market in the last 15 months. Kate notes that Rocktown Realty manages 53 of the 99 townhomes. She says that leasing is further ahead at this point than in past years & she expects the Rocktown units to be full ahead of schedule.
 - i. Security: Admiral Security left Camden Townes at the end of August. The community hasn't had any major issues in years, so the idea is to install a more robust security camera system instead of hiring a new patrol service. Management has met with two companies so far, so more information/pricing will be coming.
5. Contractor Review: The association has used both vendors for a number of years now & is overall pleased with their service.
 - a. Curb Appeal - Landscaping/Snow Removal & Trash Removal
 - b. Republic Services - Trash Removal

6. Old Business: (none)
7. New Business: Bernard suggests investing in CDs for the interest income on extra funds that have built up. This can be voted on at a later date once there is more information for the board to review.
8. General Questions/Comments: Alexander asks if recycling would be a possibility. Bernard says that the city cancelled the service, but does still offer recycling at a drop-off location. The association can explore the idea with Republic & see if anything has changed. Alexander requests a copy of the contract with Republic, which can be sent to him. Kate says there are a lot of vehicles vying for parking spaces, but the community otherwise looks fantastic.
9. Board of Directors Elections: Kate motions to re-elect those board members in attendance with the addition of Patrick Haggerty & Brian Davis & B.L. seconds – motion passes.
10. Date of Next Meeting: Thursday May 9, 2024 - 4:30 PM at Rocktown Realty
11. Adjournment: 6:27 PM (Kate)