

Camden Townes Property Owners Association

2025 Annual Meeting Minutes

February 13, 2025 | 6:00 PM

Location: Rocktown Realty (via Zoom)

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Kate Hicks, Amber Ham, B.L. Huffman, Brian Davis, Patrick Haggerty

Guests: Julie Hamann, Don Huffman, Don Hux, Brian

HOA Management: Bernard Hamann & Adrianna Ladd – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 6:01 PM (President Kate Hicks); with 44 proxies and those in attendance, quorum is met.
2. Approval of Minutes from Previous Annual Meeting (2/8/24): B.L. motions and Kate seconds—motion passes.
3. Financial Review (through 1/31/25): Total cash as of 1/31/25 was \$98,698.47, with total assets of \$248,860.51. With \$7,460.00 of prepaid income, total liabilities and capital were also \$248,860.51.
 - a. Julie inquired about any excess funds to do landscaping; Bernard says that is something the Board will consider in the spring.
 - b. Julie asks about how many additional cameras would be needed to have full coverage in the community; Bernard says approximately eight additional cameras.
 - c. Patrick inquired about the angle of the camera that points towards Port Republic and if that footage is shared with the police department. Bernard share that the police have access to the cameras when needed.
4. Community Update
 - a. Website – 2025 Meeting schedule & annual budget: This year’s schedule is set and posted on the community’s website, along with the 2025 budget.
 - b. Landscaping – Gutters, add-ons, & snow removal: The contract with Curb Appeal was renewed this year for landscaping and snow removal. They cleaned the gutters in the spring and fall, along with installing some flowers, a large decorative rock, and new trees.
 - c. Maintenance – Flags, graffiti, timber repairs, door painting, etc.: Valley Maintenance has done various maintenance projects throughout the community as needed.
 - d. Power Washing: The dumpster areas were all done, along with specific parts of townhouses that needed to be addressed. Community-wide power washing is slated for later this year.
 - e. Pest Control: Ugly Bug treated for hornets in a tree on common area.

- f. Dog Park Repairs: Valley Maintenance made some repairs to the fence, to prevent smaller dogs from being able to escape.
- g. Security Cameras: In Admiral's absence, new cameras have been installed in 10 locations. The board may choose to have more installed in the future.
- h. Community Packets: The annual informational packets were emailed to all homeowners and property managers, along with being placed on all front doors at the end of August.
- i. Parking Passes/Towing: Emails were sent to all homeowners and property managers, along with reminders, leading up to towing being reinstated. Signs were also placed in the community and new visitor lot signs have been put up to make the visitor parking less confusing.
- j. Delinquency: All dues are up to date.
- k. Sales/Occupancy: Five units sold in 2024, all above \$200,000. Occupancy in 2024 was good, and 2025 leasing is on schedule.

5. Contractor Review

- a. Curb Appeal – Landscaping/Snow Removal/Trash Removal: Curb Appeal has done a nice job in the community for a few years now, and they continue to take care of Hunters Ridge as well.
- b. Republic Services – Trash Removal: Their contract ends in February 2026, so Rocktown will be requesting bids from them and other vendors for the board to review.
- c. Farmers Insurance – Liability Insurance: Farmers has been the provider for a number of years now, and the community continues to have great service with them.

6. Old Business

- a. Investments: As noted on balance sheet, a CD was purchased for \$150,000 and will mature in May.

7. New Business

- a. Kate mentions that the neighborhood looks great.

8. General Questions/Comments

- a. B.L. asks about pruning of shrubbery in the spring, and Bernard explains that it's something the landscapers address as needed.
- b. Amber thanks Rocktown for all they do managing the community.
- c. Patrick asks if the HOA or owners are responsible for vinyl siding. Bernard says that the HOA takes care of larger community-wide replacement, but homeowners are responsible for individual repairs.

9. Board of Directors Elections: Julie motions to re-elect the existing board and Kate seconds– motion passes.

10. Date of Next Meeting: Thursday May 8, 2025 @ 4:30 PM – Rocktown Realty

11. Adjournment: 6:38 PM (Kate)

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