

Camden Townes POA
Board of Directors Meeting Minutes
May 9, 2024 | 4:30 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Amber Ham, B.L. Huffman, Kate Hicks, Brian Davis, & Patrick Haggerty
Guests: Julie Hamann – Rocktown Realty
Management: Bernard Hamann, Kristin Bosworth, & Hadleigh Lewis – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 4:30 PM (President Kate Hicks)
2. Approval of Minutes from Previous Meeting (11/11/2023): Amber motions to approve the minutes as written & Kate seconds – motion passes.
3. Financial Review (through 4/30/2024): Total cash on hand is \$55,327.88, with total assets of \$205,489.92. Liabilities & capital also equal out to \$205,489.92. Total operating income is \$69,483.01 & total operating expenses are \$40,419.00, giving the association a net operating income of \$29,064.01. Bernard notes that the reserve study calls for approximately \$250,000 by the end of the year, so the financials are running on track. Patrick asks who the CD lender is & Bernard confirms that it is United.
4. Community Update
 - a. Flooding: Some flooding occurred following a significant rainfall. Management met with the landscapers to assess the area & found that a storm drain had been covered, affecting four different properties. It has since been cleared & the landscapers will continue to clean the drain as needed.
 - b. Spigots: Some exterior spigots had been turned on & notices were sent to all owners to make them aware. No further incidents have been reported.
 - c. 1410 Bradley – Rocks: A resident of this unit was found breaking windows with rocks at Hunters Ridge. HPD was informed & the windows are being replaced with reimbursement from the child's parent.
 - d. 1396/1364 Bradley – Tenant Dispute: The tenants have been in an ongoing dispute with one another, but neither one is managed by Rocktown Realty. Both homeowners have been notified & it is otherwise considered an issue for HPD.
 - e. Landscaping: Rocktown Realty & the landscapers recommend removing the last of the old shrubs. Any replacements can be decided later as weather allows.
 - f. Inspections/Violations: Most of the items noted in recent inspections were minor, such as broken blinds & screens that needed to be removed or put back in place.
 - g. Mailboxes: VMS has a work order in to clean the mailboxes.
 - h. Retaining Wall/Bike Rack Enclosure: VMS has a work order in to fix these areas.
 - i. Power Washing: Management will inspect the units & get quotes from vendors.

- j. Trash: The border with Devon Lane has quite a bit of trash, but the community is otherwise looking good.
- k. Towing/Noncompliant Vehicles: Towing was suspended for the summer as of May 1st. Owners are being notified of expired inspections & registrations, etc. that need to be addressed.
- l. Delinquency: There are no delinquent accounts at this time!
- m. Sales/Occupancy: Only four properties have been sold between 2023 & now. The highest price point ever sold – unit 1426 for \$225,000 - was in April, which is very encouraging. Not many properties are moving at this time. Kate says that around 84% of the Rocktown Realty-managed units were filled as of last week. She also thinks that rents could go up for next year due to the demand.

5. Old Business

- a. Abandoned Bikes: With the end of the school year, bikes can be tagged & stored again.

6. New Business

- a. Security Cameras: The latest version of the coverage map is pending & a summer installation is expected. A final vote can be done via email once the coverage has been confirmed.

7. Open Forum for Owners: Patrick asks about recycling & Bernard says that Harrisonburg city mostly did away with it. Totes along the road & outside of the townhouses would end up being a mess, & the city would not come onto private property. A further issue is that people throw trash into the recycling, which contaminates it. Anyone wanting to recycle will need to take it take it directly to the city's facilities.

8. Next Meeting: Thursday August 8, 2024 at 4:30 PM – Rocktown Realty

9. Adjournment: 4:56 PM (Amber)