

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 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)