

Camden Townes POA
Board of Directors Meeting Minutes
November 14, 2024 | 4:30 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Amber Ham, Kate Hicks, & Brian Davis

Board Absentees: Patrick Haggerty & B.L. Huffman

Management: Kristin Bosworth & Adrianna Ladd – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 4:34 PM (President Kate Hicks)
2. Approval of Minutes from Previous Meeting (5/9/24): Amber motions and Kate seconds—motion passes.
3. Financial Review (through 10/31/24): Total cash on hand is \$89,035.14, with total assets of \$239,197.18. Liabilities and capital also equal out to \$239,197.18. Total operating income is \$173,564.68 and total operating expenses are \$110,793.41, giving the association a net income of \$62,771.27.
4. Community Update
 - a. Inspections/Violations: Rocktown performs regular inspections in the community and contacts owners as needed to address violations.
 - b. Landscaping: The landscaping was renewed with Curb Appeal for 2025. The Board will consider additional plantings in 2025.
 - c. Power Washing: Dumpster pads/enclosures and some units were done in 2024. Community-wide power washing will take place in 2025.
 - d. Dog Park & General Repairs: Gaps in the dog park fence were repaired. Other minor repairs in the community included new flags at the entrance to the community.
 - e. Community Packets: Packets were distributed to owners via email in late August and hung on all doors in the community.
 - f. Parking Passes & Towing: Emails were sent to all owners regarding parking passes and the towing policy. Signs were also placed in the community leading up to the 9/8 deadline.
 - g. Delinquency: There are no delinquency concerns in the community.
 - h. Sales/Occupancy: Three units sold in 2024 ranging from \$209k to \$225k. 1380 is pending and was listed for \$219k. 1345 was listed for \$250k. Rocktown units are currently fully rented and 2025 leasing is going well.
5. Old Business
 - a. Security Cameras: The two final security cameras are scheduled to be installed next week.

6. New Business

- a. 2025 Annual Budget: Kate motions to approve the budget as presented and Brian seconds – motion passes.

7. Open Forum for Owners: Kate thanks Rocktown for doing a great job managing the community.

8. Next Meeting: Annual Meeting – Thursday February 12, 2025 at 6 PM (Rocktown Realty)

9. Adjournment: 4:45 PM (Amber)