



Campus View Condos Board Meeting Minutes
January 30, 2024 | 6:00pm
Location: Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Chrissie VanDyke, Rick Williamson, & Amy Sandoval

Board Absentees: Guy Blunden

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Chrissie); we have 3 of 4 Board members present, quorum has been established.
- 2. Review and approve of previous meeting minutes:** None.
- 3. Financial Review:** Currently, the association has \$58,476.82 in total cash and \$692,505.35 in investments, for \$750,982.17 total.
 - a.** According to the reserve study, the target balance for the association is \$673,000, and we have more than that in CD's and cash.
 - b.** Rocktown is working on drafting the 2024 budget and will send it to the Board for approval once it has been refined.
- 4. Community Update:**
 - a.** Inspection – Rocktown has been onsite a few times so far and made some notes on what needs to be addressed, such as power washing and the stone veneer.
 - b.** Fobs – The fobs did not work from 12/18/23 through last week, and Rocktown has been working with David Yavney from Apex Security to get them up and running.
 - i.** To the Board's knowledge, residents of the condos and the apartments should have access to both clubhouses. Bernard will follow up with Mayra, who manages the apartments, on this.
 - c.** Clubhouse – The new paint looks great, but the area still needs a good cleaning. There are still some minor repairs that are needed, along with getting updated furniture.
 - d.** Cameras – Rocktown has access to the camera system.
 - e.** Power Washing – All of the breezeways need to be power washed, and there are staibs from HVAC units on the exterior of the buildings.
 - i.** There are about 6-8 condos that have outdoor HVAC units.



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- f. Waste Management – Waste Management sent a contract to Rocktown to sign on behalf of the association, with a monthly amount of \$2,100 for the dumpster service, and the Board approves. Rocktown will sign and get the contract in place.
- g. Security & Sprinkler System – Building 525 is not monitored by Hawk Security, but by a system through Greystar on the apartment side. Hawk does include the other 4 condo buildings.
 - i. All 5 buildings need to be monitored by the condos under the same system.
- h. Campus View Apartments – Per Mayra from the apartments, one of the balconies on the 525 building were repaired by Greystar last year. However, that building is part of the condos and pays dues to the association, which is responsible for the exteriors.
- i. Insurance Policy – The association has been insured by Farmers Insurance, but they have issued a non-renewal as of 2/21/2024. The reason given was roommate matching and renting to unrelated college students.
 - i. Rocktown has reached out to other insurance entities to obtain quotes.
- j. Delinquency – According to the delinquency report Rocktown received, Greystar's units are showing as past due. Mayra said she would reach out to them about this.
- k. Parking/parking passes – Rocktown is going to coordinate towing dates and suspensions with the apartments so that it is the same for both communities.

5. **Old Business:** None.

6. **New Business:** None.

7. **Member Input:**

- a. The hot tub has not worked for a long time and the plan is to fill it with concrete; we want to get this set for early spring.
- b. Some owners have still been receiving email reminders from APMS regarding dues.



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- i. Rocktown will send an email to owners to disregard them and to set up the online portal through Rocktown Realty.
 - ii. Rocktown will also reach out to APMS about this and ask that they stop sending the reminders.
8. **Adjournment:** 7:00pm (Chrissie)
9. **Next meeting:** March 26, 2024 at 6:00pm