



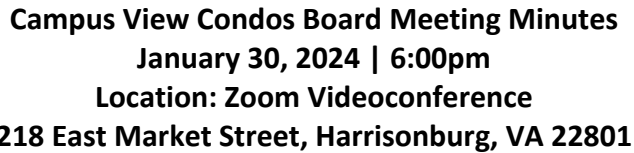
**Campus View Condos Board Meeting Minutes**  
**January 30, 2024 | 6:00pm**  
**Location: Zoom Videoconference**  
**218 East Market Street, Harrisonburg, VA 22801**

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

Board Absentees: Guy Blundon

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 stairs 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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- 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