



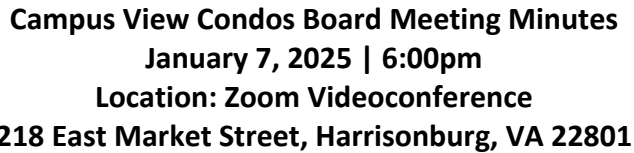
Campus View Condos Board Meeting Minutes
January 7, 2025 | 6:00pm
Location: Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Chrissie Van Dyke, Rick Williamson, John Going, & Guy Blundon

Board Absentees: Rachele Novak

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:05pm (Chrissie); we have 4 of 5 Board members present, quorum has been established.
- 2. Review and approve of previous meeting minutes (9/17/24):** John motions to approve the minutes as written, Guy seconds, motion carries.
- 3. Financial Review (YTD, December 31st):** Through the end of December, we had a total operating income of \$257,194.08 and a total operating expense of \$222,028.07.
 - a. The reserve study was completed last year and is an external analysis performed every 5 years to determine the cost of replacing various components of the association. The study does not consider the operating side of things; it focuses on the capital expenditures.
- 4. Community Update:**
 - a. Dumpster Enclosures – The white vinyl enclosures were completed in December by Dutch Way.
 - b. 525-303 Balcony – There was deterioration of the wooden decking on the balcony, and it needed to be replaced, and this has been completed.
 - c. Pool – The resurfacing of the pool was done, and the leak has been repaired; this has been reflected in the most recent water bills.
 - d. Clubhouse Door – Maintenance is still waiting on the door hardware to come in before it can be replaced.
 - e. CV Apartments – The apartment payments are up to date, but there still has been no resolution with the apartments providing fob access to the condo residents for their clubhouse.
 - i. Guy will follow-up on this.
 - f. Insurance – Rocktown has been working with Connie Phillips on the policy renewal.



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- 9. Next meeting:** April 1, 2025 at 6:00pm