



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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- g. Sales & Occupancy – 3 condos sold in 2024, ranging between \$239,000 - \$265,000.
 - i. The condo units that are managed by Rocktown are fully occupied, and Guy states that they have 95% occupancy on the apartment side.
- h. CTA – This is currently suspended but will likely reactivate again.
 - i. Rachele had volunteered to complete the report and will proceed with submitting it for the Board.

5. Old Business: None.

6. New Business:

- a. 2025 Landscaping & Snow Removal – Guy motions to ratify the email vote to approve Solid Rock to continue with landscaping and snow removal for 2025, John seconds, motion carries.
- b. 2025 Budget – The budget has not been completed yet, but Bernard will send it to the Board for approval soon.
 - i. This budget is more complex due to the shared contribution for common elements between the apartments and condos.

7. Member Input:

- a. Chrissie raises concerns about the condition of the volleyball court and landscaping that needs attention.
- b. The board agrees to discuss the pool opening at the April meeting.
- c. John asks about the work that needs to be done in the clubhouse.
 - i. We will readdress once the budget has been set and approved, as we will have a better picture of the association's finances.

8. Adjournment: 6:40pm (Chrissie)

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