



Campus View Condos Board Meeting Minutes

April 18, 2024 | 6:00pm

Location: Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

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

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Chrissie); we have 4 of 5 Board members present to begin the meeting, quorum has been established.
 - a. Guy joins at 6:03pm.
- 2. Review and approve of previous meeting minutes (1/30/24):** Amy motions, Rick seconds, minutes are approved as written.
- 3. Financial Review (YTD, March 31st):** Through the end of March, we have \$57,417.50 in total operating income and \$84,655.06 in total operating expense.
 - a. The association currently has three CDs held by Alliance Bank/Western Alliance Bank and when they mature, the funds will be sent to Rocktown to deposit into the reserve account at Pendleton Community Bank.
 - b. The association has two recorded documents of an agreement with the Campus View Apartments about the shared amenity cost for the pool, clubhouse, etc.
 - i. There are 162 apartments and 59 condos, so the breakdown is 73.3% apartments and 26.7% condos.
 - ii. The Board requests that the documents be reviewed by an accountant as well as legally. Guy will have his accountant review the documents as well.
 - c. The reserve study was completed in 2020; an updated study will be done this year, which will help give a better picture of where the association stands financially for capital projects.
- 4. Community Update:**
 - a. Fobs – Campus View Apartments will be providing Rocktown with a list of new tenants' email addresses to send the fob application activation links to. The goal is to do away with the physical fobs and go to the phone application.



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- b.** Cameras – The security cameras have been functioning well and Rocktown has not had any issues with accessing the system.
- c.** Campus View Apartments – Rocktown had a good meeting with the apartments to get things organized and has regular communication with them.
- d.** Apartment Assessments – Rocktown has been working with the apartments to get the assessments paid and the delinquency cleaned up for the 525 building.
- e.** Insurance Policy + Inspection – Bernard met with the inspector at the community for the new insurance policy.
- f.** Pool – Rocktown is working on getting the pool maintenance set up for this year.
 - i.** The Board asks if the pool dates can be extended to open prior to Memorial Day and past Labor Day.
 - 1.** We will probably not be able to open before Memorial Day this year, but can aim to do that going forward, as well as extend later into September.
 - ii.** New pool furniture is needed and there are funds available for this, as well as clubhouse furniture, per the reserve study.
 - 1.** Bernard will check at a local store for the pool furniture and get the information to the Board.
- g.** Parking Passes/Towing – The apartments will be purchasing the parking passes for both communities this year and the condos will pay for their portion of the passes.
 - i.** We have also coordinated towing suspension for the summer with the apartments to have the same dates so that we do not have any issues with towing while residents move in/out, and summer turns are completed.
- h.** NetVendor – We have confirmed that we are set up with them as a vendor.
- i.** Inspection – Rocktown did an inspection this week and noted a few things that need to be addressed.
 - i.** Rocks in the landscape beds are missing and need to be filled in.
 - ii.** The sand area of the volleyball court needs to have a weed barrier.
 - 1.** Rocktown will reach out to Solid Rock.
- j.** Delinquency – Bernard will send the updated numbers to Guy so that the Greystar units can get up to date with past due balances.
- k.** Sales & Occupancy – All of the units that Rocktown manages are rented out.



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- i. 520-201 is listed at \$245,000.
- I. Lighting – The breaker was replaced and there are at least 3 lights that need bulbs; Rocktown will have these addressed.

5. Old Business: None.

6. New Business:

- a. Parking Lot Striping – The parking areas are faded and hard to see; Rocktown will obtain quotes to have them restriped.
- b. Dumpster Enclosures – The dumpster enclosures are currently wooden and need to be updated to vinyl; Rocktown will obtain quotes and ask if there is a strong vinyl option that won't be easily damaged.
- c. Board Appointment – Chrissie motions to ratify the email vote appointing John Woods to the Board, Rick seconds, motion carries.

7. Member Input:

- a. John mentions that he noted that there is leaking from the HVAC units, which shows on the siding and asked about having power washing done.
 - i. Rocktown has noted this as well and has plans to obtain estimates to have power washing done this year.
- b. John also mentions that he will be attending a walk through at Hunters Ridge and asks if this is something we could do for Campus View.
 - i. The Board will consider doing a walk through and coordinate with Rocktown.
- c. Chrissie states that she appreciates the time and effort being put into the community by Rocktown.

8. Adjournment: 7:06pm (Chrissie)

9. Next meeting: May 23, 2024 at 6:00pm