



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.



Campus View Condos Board Meeting Minutes

April 18, 2024 | 6:00pm

Location: Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

- 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.



Campus View Condos Board Meeting Minutes

April 18, 2024 | 6:00pm

Location: Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

- i. 520-201 is listed at \$245,000.
 - l. 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