



Campus View Condos Board Meeting Minutes
May 23, 2024 | 6:00pm
Location: Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

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

Board Absentees: John Going

Other Attendees: Julie Hamann – Rocktown Realty

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:04pm (Chrissie); we have 3 of 4 Board members present, quorum has been established.
- 2. Review and approve of previous meeting minutes (4/18/24):** Guy motions, Rick seconds, minutes approved as written.
- 3. Financial Review (YTD, April 30th):** Through the end of April, we had \$68,572.50 in total operating income and \$98,376.87 in total operating expense.
- 4. Community Update:**
 - a. Parking Passes/Towing** – Rocktown ordered parking passes for the community last week and towing has been suspended as of 5/6.
 - i.** We do not advertise the towing suspension and we do this due to the large number of vendors and turns during the summer months.
 - 1.** The tow company will still be towing any vehicles that are parked in handicap spaces, etc., but not for any parking pass violations.
 - b. Pool Maintenance** – Mountain Valley Pools will be servicing the pool and began today.
 - c. Inspection** – Rocktown completed an inspection earlier this week.
 - i.** The patio ceiling outside the clubhouse is scheduled to be painted by the end of next week.
 - ii.** The landscaper is waiting for rocks to come in from the quarry and will take care of the bare spots at that time.
 - iii.** The landscaper has also ordered sand to be installed for the volleyball court.
 - d. Delinquency** – Greystar has issued a check for the delinquency + dues through May 2024 as of today. The Board requests to be notified when the check comes in.



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- e. Sales & Occupancy** – 510-103 is scheduled to close tomorrow for \$265,000.
 - i. All Rocktown-managed units are fully rented for the upcoming year.
 - ii. Guy states that all units of the 525 building are 100% rented for 2024-2025.

5. Old Business:

- a. Parking Lot Striping** – Rocktown obtained 3 estimates for line striping and presents them to the Board.
 - i. Rick motions to approve the estimate from About Exteriors, Guy seconds, and the motion carries.
 - ii. Chrissie asks about resealing and Guy recommends going ahead with striping and then wait 5 years to reseal at the same time as the apartments. This way, both communities will be on the same schedule.
- b. Dumpster Enclosures** – Rocktown obtained 2 estimates to have white vinyl dumpster enclosures installed.
 - i. Chrissie motions, Guy seconds, and the motion carries to proceed with the project.
- c. Document Review** – Rocktown reached out Chadwick, Washington, Moriarty, Elmore, & Bunn P.C. as well as an accounting firm to review the deeds between the condos and apartments.
 - i. Per the legal review, the documents breakdown the recreational facilities shared between the two entities – 162 apartments and 59 condos.
 - 1. The operating cost are to be paid monthly by the apartments.
 - 2. The reserve costs are 72% apartments and 20% condos.

6. New Business:

- a. Power Washing** – This agenda item will be deferred to the next meeting in June.
- b. Clubhouse Project** – Rocktown presents the slideshow that was created with some ideas for renovating the interior of the clubhouse from Chrissie and Julie.
 - i. Julie: The bar area is dated and needs to go. Current JMU students were polled and love the pool table.



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- ii. Chrissie: The pool table needs to go and thinks having a study area would be good to have instead.
- iii. Both agree with using JMU colors and JMU-themed posters around the space, as well as the entrance door needing to be replaced.
 - 1. Rocktown will obtain bids for this.
- iv. Estimates for tile and flooring for the clubhouse will be obtained by Rocktown to present to the Board.
- v. Bernard notes that per the 2020 reserve study, the association has the following budgeted expenses:
 - 1. \$3,800 for pool furniture.
 - 2. \$10,300 for clubhouse furniture.
 - 3. \$18,000 for fitness equipment.
- c. Pool Furniture – The Board wants to have sturdy pool furniture that will hold up and Chrissie will send what she has found to the Board for an email vote.
 - i. The hot tub needs to be removed and filled in.
 - 1. Rocktown will reach out to concrete vendors to look at this area and have the surface matched as closely as possible to what currently exists.
- d. Basketball Court – Resurfacing will need to be done, as there is an area on the court that holds water after it rains. This project can be pulled forward if necessary.
- e. Board Vacancy – Amy will no longer be serving on the Board, as she is closing on her condo tomorrow.
 - i. Rocktown will send a notice out to the community about the vacancy to see if anyone is interested.

7. **Member Input:** None.

8. **Adjournment:** 7:28pm (Chrissie)

9. **Next meeting:** June 25, 2024 at 6:00pm