



Campus View Condos Board Meeting Minutes
July 17, 2024 | 6:00pm
Location: Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: John Going, Rick Williamson, Rachele Novak, & Guy Blundon

Board Absentees: Chrissie Van Dyke

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Rick); We have 4 of 5 Board members present, quorum has been established.
- 2. Review and approve of previous meeting minutes (6/25/24):** John motions to approve the minutes as written, Rachele seconds, motion carries.
- 3. Financial Review (YTD, June 30th):** Through the end of June, we have a total operating income of \$147,326.18 and a total operating expense of \$115,195.31.
- 4. Community Update:**
 - a. Fire/Sprinkler Inspection: Harrisonburg Fire Department, Hawk Security, and ABC Fire did the required annual inspection on 7/12.
 - i. It was noted that the FDC sign was missing from the 2455 building, and one was ordered and is scheduled to be installed.
 - b. Hot Tub Project: The hot tub has been removed from the pool deck and filled in.
 - c. Reserve Study: The site visit with Association Reserves is scheduled for 8/6.
 - d. Power Washing: Power washing is scheduled to begin on 7/29 and be completed by the end of the week.
 - e. Fob App. – Apartments: We received the email list of tenants from Campus View Apartments and will be sending the mobile fob app link to all of them on 8/1.
 - i. Rocktown will let Greystar know to send notification to residents to keep an eye out for the activation link.
 - f. Delinquency: Payment has not been received for June or July dues from Greystar as of today.
 - i. Guy will follow-up with them to have this addressed. Rocktown will check in with him if there hasn't been an update.
 - g. Pool Update: National Pools will be sending the updated estimate for resurfacing by this Friday; Rocktown will send to the Board for review and approval.



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- h.** Occupancy: All 27 Rocktown-managed condo units are fully rented for the upcoming year.

5. Old Business:

- a.** CD's: Rocktown is working with Adam at LD&B on getting the CD's set up and will update the Board when this has been completed.

6. New Business: None.

7. Member Input:

- a.** Rick asks about the new parking passes.
 - i.** Rocktown has the passes at the office and will be sending an email out to all owners in August.
 - ii.** Rocktown will also be hanging community packets at each unit later in the summer, which will also have information on the passes and how to obtain them.

8. Adjournment: 6:24pm (Rick)

9. Next meeting: August 21, 2024 at 6:00pm