



Campus View Condos Board Meeting Minutes

August 21, 2024 | 6:00pm

Location: Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Chrissie Van Dyke, Rick Williams, John Going, Guy Blundon, & Rachele Novak
Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Chrissie); we have all 5 Board members in attendance, quorum has been met.
- 2. Review and approve of previous meeting minutes (7/17/24):** John motions to approve the minutes as written, Guy seconds, motion carries.
- 3. Financial Review (YTD, July 31st):** Through the end of July, we have \$159,850.39 in total operating income and \$129,558.48 in total operating expense.
 - a.** On the non-operating side, we have spent \$13,888.16 on capital improvement projects.
- 4. Community Update:**
 - a.** Reserve Study – The site visit was completed on 8/6 by an analyst with Association Reserves, and we should be receiving the report soon.
 - b.** Power Washing – Power washing was completed at the end of July.
 - c.** 2455 Water Leak – Rocktown noticed green algae building up at the bottom of the steps and reached out to the City of Harrisonburg, who came out and determined that this was not a city issue.
 - i.** Plumbers were then contacted and had to dig up the stairs to find the source of the leak.
 - ii.** Settling caused a main sewer drainpipe to crack; the leak was repaired, and dirt was put back in place.
 - iii.** Rocktown reached out to the insurance company, and it was determined that underground water leakage is not covered under the association's policy.
 - iv.** Rocktown will reach out to get the concrete steps re-built.
 - d.** Pool Resurfacing – The deposit has been paid to National Pools for the resurfacing project.
 - e.** Pool Gate Latch – New latches were purchased to replace the previous ones that no longer worked.



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- f. Pool Gate Signs – Signage will be added on each side of the gate regarding fob access being required to enter and exit.
- g. Camera License – The license for the security cameras was renewed and is good for 3 years.
- h. CV Apartment Fobs – All apartment residents received the mobile app link for the pool and clubhouse, but condo residents are unable to access the apartment's amenities.
 - i. The clubhouse and gym can be accessed during normal office hours by going through the front door.
 - ii. The apartments are looking into programming fobs for our residents; Rocktown has some remaining fobs and can order more.
 - iii. Guy will talk with Greystar about having a mobile app for this.
- i. Delinquency – A check from Greystar was received today for about half of the delinquency and the remainder of the balance is currently pending and should be processed soon.
- j. Community Packets – These will be emailed and hung at every unit this week and contain information on community rules, parking, etc.

5. Old Business:

- a. CD's – We need to ratify the email vote to approve of the association investing \$500,000 into two 12-month CDs each in the amount of \$250,000.
 - i. Rachele motions to ratify the email vote, John seconds, motion carries.
- b. Pool Resurfacing – We need to ratify the email vote to approve of National Pools proposal for the pool resurfacing project.
 - i. Rachele motions to ratify the email vote, John seconds, motion carries.

6. New Business:

- a. Building Numbers – Vendors and others have stated that it would be helpful to have building numbers on both sides of the buildings to be better able to identify them.
 - i. Chrissie agrees that this would be a good idea.



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7. Member Input:

- a.** Chrissie mentions that there was a leak in the breezeway of the 515 building from a sprinkler line a few years ago. She also asks about who's responsibility it is to repair a leak.
 - i.** If the leak is within the walls, it belongs to the HOA and the association would be responsible for repairs.
 - 1.** For example, 510-101 had a pinhole leak in the supply line of the water main last week, and this was addressed by the HOA.
 - ii.** It is common for HVAC units to leak, as the condensation lines get clogged and overflow, and this recently occurred in a first-floor unit from the unit above, and each owner was responsible for the repairs in their units.
- b.** Chrissie extends thanks to Rocktown for all the work that has been done so far this year.

8. Adjournment: 6:41pm (Chrissie)

9. Next meeting: September 17, 2024 at 6:00pm