



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

Board Attendees: Chrissie Van Dyke, John Going, Rick Williams, & Rachele Novak

Board Absentees: Guy Blundon

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:00pm (Chrissie); we have 4 of 5 Board members present, quorum has been met.
- 2. Review and approve of previous meeting minutes (8/21/24):** John motions to approve the minutes as written, Rick seconds, motion carries.
- 3. Financial Review (YTD, August 31st):** Through the end of August, we have \$179,353.10 in total operating income and \$149,748.60 in total operating expense.
- 4. Community Update:**
 - a. 2455 Water Leak: The concrete steps have been re-done. We are currently obtaining quotes to re-install the railings.
 - b. CV Apartment Fobs: The pool, clubhouse, and gym are shared amenities with the apartments.
 - i. Rocktown sent mobile links to over 760 apartment residents to have access to these areas, but the condo residents do not have access to the apartment's clubhouse or gym.
 - ii. To get apartment fobs, Rocktown was instructed to go through Matchbox, who would charge the association \$15/person for the activation, which would be over \$3,000.
 1. The association can go back and charge the apartments the same amount for the mobile application links.
 2. Bernard will follow-up with Guy on this separately and recommend they move towards the mobile app.
 - c. Dumpster Enclosures: The project has been rescheduled for this Friday, 9/20, and Rocktown will make sure that there are no items blocking the dumpsters or enclosures prior to the work being done.



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- d. Delinquency: Payments from Greystar have not been received for August or September as of today, but Greystar did reach out this afternoon to let us know that the check should be cut tomorrow and received by next week.

5. Old Business: None.

6. New Business:

- a. Pool Closing: The Board unanimously approves of the pool closing now.
 - i. Rocktown will contact Mountain Valley Pools to get this scheduled and will also reach out to National Pools to see if the resurfacing project can be completed earlier than planned.

7. Member Input:

- a. Chrissie mentions that some of the dumpster enclosures on the apartment side are missing panels.
 - i. Rocktown will reach out to Greystar to let them know.
- b. John asks if there is an update on the new reserve study.
 - i. We should be getting the draft report back imminently.
- c. Chrissie asks about the legal review for the agreement between the condos and apartments.
 - i. The review is being done by Olga with Chadwick, Washington, Moriarty, Elmore, & Bunn.
 - 1. She reviewed the document and found that the ratios were the determining factor of the amounts owed; the ratio is 4:1 for the apartments vs. condos.
 - 2. An accountant is also reviewing the document.
 - 3. Having the reserve study will also help to determine what is needed.
- d. Chrissie mentions that the weeds in the volleyball court need to be addressed again.
 - i. Rocktown will contact the landscaper about improving the court and laying down paper to prevent weed growth and sifting the sand.



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- e. Chrissie also mentions there are a few tree stumps in the community, and they need to be grinded down.
- 8. Adjournment:** 6:27pm (Chrissie)
- 9. Next meeting:** October 3, 2024 at 6:00pm – Annual Meeting