

Camden Townes POA
Board of Directors Meeting Minutes
May 11, 2023 | 4:30 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Kate Hicks, B.L. Huffman, & Amber Ham

Board Absentees: Emery Brautigan

Guests: Julie Hamann – Rocktown Realty

Management: Bernard Hamann, Kristin Bosworth, & Drew Preston – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 4:32 PM (President Kate Hicks)
2. Approval of Minutes from Previous Meeting (11/10/2022): Kate motions to approve the minutes as written & B.L. seconds – motion passes.
3. Financial Review (through 4/30/2023): Total cash on hand is \$104,818.61, with total assets of \$104,980.65. Liabilities & capital also equal out to \$104,980.65. Total operating income is \$69,582.72 & total operating expenses are \$33,745.11, giving the association a net operating income of \$35,837.61.
4. Community Update
 - a. Flags: Torn & tattered flags were recently replaced by VMS.
 - b. Landscaping: Curb Appeal installed new plantings at the front entrance ahead of graduation. The board would also like to proceed with removing some of the older, overgrown shrubs that are left & replacing them with new plants.
 - c. Trash: The usual excessive amount of trash has been present again this year during graduation/move-out time. Admiral Security has been reporting extra trash & Curb Appeal has been working to keep all of it removed as soon as possible. It's expected for the excess to subside again soon.
 - d. Towing: Towing has been suspended for the summer effective May 5th & will be reinstated on September 8th.
 - e. Delinquency: There is zero delinquency in the community!
 - f. Sales/Occupancy: Bernard notes that there have been no listings in 2023, & the last four units sold were in 2022 between August & December. Prices for these sales ranged from \$180,000 to \$198,000. Kate says that Rocktown Realty manages 56 of the 99 units at Camden Townes & there are only five townhomes as of today that have zero leases. Leasing has been going really well, especially by this time of the year, & there have been a lot of groups of 2 & 3 people leasing.
5. Old Business

- a. 2023 Annual Budget: This year's budget was approved & it's available on the Camden Townes website for anyone who would like to review it.
 - b. Officer Appointment: Following Julie's departure from the board of directors, Kate was appointed president.
6. New Business: Kate proposes adding an addition to the dog park that could be used when other less social dogs are there. Bernard notes that the dog park expenses are split 60/40 between Hunters Ridge & Camden Townes, so the idea would also need to be presented to & approved by the board of Hunters Ridge. It may also be possible to have a dog park per community, so each association would pay for their individual expenses. Julie suggests pursuing the landscaping add-ons first, then the dog park expansion if finances allow & the board agrees.
7. Open Forum for Owners: Kate notes that the dumpster enclosure by Port Republic Road sways in the wind, & the bus shelter appears to be leaning a bit. She also says it would be nice to have mirrors to better see around corners now that children are out again riding their bikes & scooters.
8. Next Meeting: Thursday August 10, 2023 at 4:30 PM – Rocktown Realty
9. Adjournment: 4:58 PM