

**Camden Townes Property Owners Association**  
**Annual POA Meeting Minutes**

February 9, 2023 | 6:00 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, Samuel Swanlund, Jonathan McNamara, Mary & David Howe, Patrick Stein, Don Hux, Nick Karim, & Chad Hissong

HOA Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum (majority required): 6:00 PM (President Kate Hicks); with 49 proxies & those in attendance, quorum is met.
2. Approval of Minutes from Previous Annual Meeting (2/10/2022): Amber motions to approve the minutes as written & Kate seconds – motion passes.
3. Financial Review (through 12/31/2022): Total cash on hand at the end of 2022 was \$69,191.00, with total assets of \$69,810.52. With prepaid income of \$5,870.00, total liabilities & capital were also \$69,810.52. Total income for the year was \$209,237.53 & total expenses were \$380,555.88, for a net income of -\$171,318.35. The 2023 annual budget was approved by the board in November & is available on the Camden Townes website. There are no large expenditures coming up again for several years & dues will remain at \$175/month this year.
4. Community Update
  - a. 2022 Reserve Study: The study was completed & has been posted on the Camden Townes website.
  - b. Dog Park – Pavers/Picnic Table/Waste Station: In conjunction with Hunters Ridge, a new picnic table & waste station were installed. Pavers were installed around the picnic table & benches to help with the mud.
  - c. Sidewalk Repairs – 1306/1310/1331-1345: J&R Concrete fixed erosion issues at 1306 & 1310 entrances. They also replaced the sidewalk in the stretch from 1331-1345.
  - d. Power Washing: The buildings were all power washed as needed. Individual owners were given the option to have their patio/balcony cleaned as well at their expense.
  - e. Community Packets: The annual packets were distributed at the end of August to all front doors.
  - f. Parking Passes/Towing: Parking stickers are available again in exterior & interior options. Towing was reinstated on September 8<sup>th</sup>.
  - g. Delinquency: All owners have paid dues & there are no delinquencies!
  - h. Sales/Occupancy: The housing market crashed in 2008, but there has been steady recovery in the community since 2010. The highest amount paid for a townhouse in

2022 was \$198,000 & there are currently no units for sale, indicating that owners want to hold on to their properties. Kate says that leasing through Rocktown Realty looks really good & is further ahead than they've been at this time in previous years. She expects any vacancies to be filled in full & Julie also confirms that there are a lot of pre-leases this year.

5. Contractor Review: The HOA is overall happy with their vendors.
  - a. Curb Appeal – Landscaping/Snow Removal & Trash Removal: Curb Appeal is now the landscaping/snow vendor for Hunters Ridge as well.
  - b. Admiral Security – Security: Admiral is also still shared with Hunters Ridge.
  - c. Republic Services – Trash Removal: The trash contract will be ending this next year, so Rocktown Realty will get bids from Republic & other vendors for the board to review.
6. Old Business
  - a. 2022 Annual Budget: The 2022 budget was approved by the board & is available on the website.
  - b. Asphalt Paving: Smith Paving completed paving throughout the driving/parking areas (minus the public street) of the community over the summer.
  - c. Border Fence: After meeting with Premier Vinyl & having the property line surveyed, it was determined that a fence would not make sense. At one section, the top of the fence would be below the neighboring property's parking lot & wouldn't be effective in keeping trash out.
  - d. Gravel Lot: The visitor parking lot was paved by Smith Paving, while Curb Appeal installed sod in the bottom section to create a green space. Valley Maintenance Services installed concrete parking barriers to keep vehicles off of the grass.
7. New Business: (none)
8. General Questions/Comments: (none)
9. Board of Directors Elections: Julie motions to re-elect the current board & Amber seconds – motion passes.
10. Date of Next Meeting: Board Meeting – Thursday May 11, 2023 – 4:30 PM at Rocktown Realty
11. Adjournment: 6:38 PM (Kate)