

Camden Townes POA
Board of Directors Meeting Minutes
August 14, 2025 | 4:30 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

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

Board Absentee: Patrick Haggerty

Guests: Julie Hamann

Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 4:32 PM (President Kate Hicks)
2. Approval of Minutes from Previous Meeting (5/8/25): B.L. motions to approve the minutes as written & Kate seconds – motion passes.
3. Financial Review (through 7/31/25): Total cash on hand is \$137,963.77, with total assets of \$288,125.81. With prepaid income of \$6,510.00, total liabilities & capital also equal out to \$288,125.81. Total operating income is \$121,562.19 & total operating expenses are \$75,902.20, giving the association a net operating income of \$45,659.99.
4. Community Update
 - a. Flags: Any damaged or missing flags have been replaced. An order is pending for new Camden flags, so they should be arriving in a couple of weeks or so.
 - b. Door Painting: Doors throughout the community will be painted/touched up as needed in the fall.
 - c. 1306 Railing: The owner reported that the wood inside was rotting, so VMS replaced that piece.
 - d. Devon Lane Wall: The wall along the border had been falling in places, so VMS resecured it.
 - e. Power Washing: A thorough walk-through was done recently to provide the most accurate information for bidders. This is also planned for the fall.
 - f. Trees/Branches: A number of branches have fallen due to this year's storms. Curb Appeal is also checking on the tree by 1313 that appears to be splitting to see how that should be addressed.
 - g. Community Packets: This year's packets are scheduled to be placed on front doors on August 25th. A copy will also be emailed to all owners/property managers.

- h. Parking Passes & Towing: The new parking passes are available for anyone who needs them. Email reminders have been sent to owners/property managers. An additional email will be sent closer to the start of towing, which is September 8th.
- i. Delinquency: Two owners are behind by about two months, but everyone else has paid in full.
- j. Sales/Occupancy: Seven units have sold this year. The highest sale yet was seen in July at \$242,500, showing that values are still going up. Rocktown Realty's units have been renting well, with only a few rooms left at this time.

5. Old Business

- a. Security Cameras: The rest of the cameras were installed, with 14 now online.
- b. Rules & Regulations: The changes approved by the board were implemented, & the revised copies have been added to disclosure packets & this year's community packets. A copy is also posted on the Camden Townes website.

6. New Business: (none)

7. Open Forum for Owners: Kate thanks Rocktown Realty for doing a fantastic job with the community.

8. Next Meeting: Thursday November 13, 2025 at 4:30 PM (Rocktown Realty)

9. Adjournment: 4:45 PM