

**Camden Townes POA**  
**Board of Directors Meeting Minutes**  
May 8, 2025 | 4:30 PM  
Location: Rocktown Realty (via Zoom)  
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Kate Hicks, Amber Ham, Brian Davis, & Patrick Haggerty

Board Absentee: B.L. Huffman

Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 4:37 PM (President Kate Hicks)
2. Approval of Minutes from Previous Meeting (11/14/24): Amber motions to approve the minutes as written & Brian seconds – motion passes.
3. Financial Review (through 4/30/25): Total cash on hand is \$123,851.14, with total assets of \$274,013.18. With prepaid income of \$7,460.00, liabilities & capital also equal out to \$274,013.18. Total operating income is \$69,259.54 & total operating expenses are \$38,662.18, giving the association a net operating income of \$30,597.36.
4. Community Update
  - a. Inspections/Violations: Regular inspections are being completed. It has largely been broken blinds & other small violations being noted.
  - b. Power Washing: Quotes from vendors were requested, so more information can be sent to the board soon.
  - c. Parking Passes & Towing: Parking passes should be arriving soon & towing is suspended effective today.
  - d. Delinquency: All owners have their dues paid in full!
  - e. Sales/Occupancy: Three properties have sold so far in 2025 & there are currently two townhouses under contract. There has been significant appreciation in property values over the last few years. Rocktown Realty has about 85% of their units rented for the upcoming year & rental rates continue to be strong.
5. Old Business
  - a. 2025 Annual Budget: This year's budget was approved & is posted on the community's website.
6. New Business

- a. Security Cameras: Bernard notes that there are still some areas without coverage. The quote for adding six new cameras on new buildings is \$13,450.50, & there would be no more expenses for the original cameras for a few more years (until the licenses expire). He recommends four cameras where they already exist, but positioned to cover additional “dead” areas. This would cut out a lot of extra pricing, bringing the cost down to about \$8,000.00. Bernard points out that the board could potentially add cameras later to cover the back rows, but they currently do not seem to be necessary. Brian motions to add the four cameras that Bernard suggested & Amber seconds – motion passes.
- b. Rules & Regulations: The current rules & regs refer to a charge being assessed for cigarette butts being cleaned up by the association’s vendor & broken blinds are not included as a violation. Kate suggests adding the broken blinds fine to the current line about screens. Trash & cigarette butts can be combined, & Amber requests that all tobacco products be included. Other edits to be made are editing the security information & for grills to be “no open flame.” Kristin will email a draft of the revised rules & regs for the board to review.

7. Open Forum for Owners:

- Patrick says it has been harder & harder to make left turns onto Port Republic Road. Bernard says that the city will be making changes to that area, although a timeline is unknown. There will be a right turn only in & out of Hunters Ridge, with a median installed on Port Republic. There will also be a traffic light installed at Bradley Drive & Port Republic.
- Kate says that the entrance sign is somewhat dark & hidden, so she asks if it could be moved or another sign added closer to the Hunters Ridge border (by 1321). She also suggests changing the coloring to be brighter, while Bernard recommends brighter lighting for nighttime. He can look at other options to put on the agenda for the next meeting & asks the board to share any other ideas they may have for modernizing the community. Kate asks if other door colors would be possible. Bernard notes that the siding will not be replaced anytime soon & Kate says that black or a pop of color may be nice to go with potential siding colors in the future.
- Kate asks if anything can be done with the green space at the bottom of the visitor lot. She suggests an extension to the dog park, with cooperation from the Hunters Ridge board, & Bernard suggests hammocks.

8. Next Meeting: Thursday August 14, 2025 at 4:30 PM (Rocktown Realty)

9. Adjournment: 5:34 PM