

Camden Townes POA
Board of Directors Meeting Minutes
November 13, 2025 | 4:30 PM
Location: Rocktown Realty (via Zoom)
218 East Market Street, Harrisonburg, VA 22801

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

Board Absentee: B.L. Huffman & Patrick Haggerty

Management: Bernard Hamann & Kristin Bosworth – Rocktown Realty

1. Call Meeting to Order & Establish Quorum: 4:30 PM (President Kate Hicks)
2. Approval of Minutes from Previous Meeting (8/14/25): Kate motions to approve the minutes as written & Amber seconds – motion passes.
3. Financial Review (through 10/31/25): Total cash on hand is \$163,965.64, with total assets of \$314,127.68. With prepaid income of \$8,660.00, total liabilities & capital also equal out to \$314,127.68. Total operating income is \$173,609.85 & total operating expenses are \$104,097.99, giving the association a net operating income of \$69,511.86.
4. Community Update
 - a. Door Painting: Doors throughout the community were painted by VMS this fall. A couple were new white doors & the others were touch-ups as needed.
 - b. Gutters: Curb Appeal is scheduled to clean out all of the gutters once the leaves have finished falling.
 - c. Delinquency: There is one owner who is behind by two months. Otherwise, there are no issues with delinquency.
 - d. Sales/Occupancy: Bernard says that seven units have sold this year, between February & October. The highest sale was \$242,500 & values overall are holding up well. He also notes that there is little vacancy in the properties managed by Rocktown Realty.
5. Old Business: (none)
6. New Business
 - a. 2026 Annual Budget: Brian motions to approve the budget as presented & Amber seconds – motion passes. A copy will be posted on the community website.

- b. Port Republic Road: Bernard says that the city needs an easement for traffic signal equipment that will be installed during an upcoming project on Port Republic. This would require a small piece of land by the Camden Townes entrance sign for a pedestrian crossing button & the city has offered \$2,000 to the association. The project overall will affect the north side of Port Republic more so than the south side & work is expected to begin in May 2026. Amber motions to approve the proposal as presented & Kate seconds – motion passes.
- 7. Open Forum for Owners: Kate asks if power washing was done this year. Kristin says that particularly bad spots were done as needed, but not the community overall. The exteriors can be reassessed in early spring to see what is needed & to get pricing.
- 8. Next Meeting: Annual Meeting – Thursday February 12, 2026 at 6 PM (Rocktown Realty)
- 9. Adjournment: 4:53 PM