



**Campus View Condos Board Meeting Minutes**  
**April 1, 2025 | 6:00pm**  
**Location: Zoom Videoconference**  
**218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Chrissie Van Dyke, Rick Williamson, & Rachele Novak

Board Absentees: John Going & Guy Blundon

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:02pm (Chrissie); We have 3 of 5 Board members present, quorum has been established.
- 2. Review and approve of previous meeting minutes (1/7/2025):** Rachele motions to approve the minutes as written, Chrissie seconds, motion carries.
- 3. Financial Review (YTD, March 31<sup>st</sup>):** Through the end of March, we have \$277,247.03 in total operating income and \$222,508.07 in total operating expense.
- 4. Community Update:**
  - a. Pool – The plan is to open the pool by mid-April and to keep it open into October to allow students more time to utilize it.
  - b. Parking Passes – We will be ordering new passes for the upcoming year and will coordinate with the apartments to match the colors again.
  - c. Towing – We will also coordinate with the apartments on towing suspension for graduation and summer.
  - d. Clubhouse Door – The hardware on the door has been replaced and the issue with the door not closing was also addressed.
  - e. CV Apartments – The apartments are working on getting the same fob system put into place. They are current on their payments and have a new property manager, who we will be meeting with tomorrow.
  - f. Sales & Occupancy – No new units have been on the market, and this is typical for rentals in student properties. Whenever they do come on the market, they sell quickly.
- 5. Old Business:**
  - a. 2025 Budget – The budget is presented to the Board, which leads to a discussion about an operating income line item being added for the Campus View



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Apartments to contribute to operating expenses. This would be in addition to their reserve contribution.

- i. The operating contribution is 73% of the 2024 year-end totals for the following operating expenses: pool maintenance, clubhouse/pool area cleaning, power washing, and fitness equipment; the total for 2024 that will be billed is \$12,639.00.
  - 1. The percentage comes directly from the agreement between the Condos and Apartments in the association's governing documents.
- ii. The association will do the same for 2025 year-end totals and so on.
- iii. Rachele motions to approve the 2025 budget with this new line item, Rick seconds, and the motion carries.

**6. New Business:** None.

**7. Member Input:**

- a. Rick asks if the association will be able to lower the dues.
  - i. Bernard refers to the reserve study that was completed last year, which shows that the association is 73% funded, so lowering dues would be inadvisable at this time.
    - 1. There are only 59 condos contributing to the operating and reserve expenses, with building exteriors and asphalt being the large-spend items.
- b. Chrissie mentions that everything looks great in the community and thanks Rocktown and the Board for their hard work.

**8. Adjournment:** 6:32pm (Chrissie)

**9. Next meeting:** July 1, 2025 at 6:00pm