



Campus View Condos Board Meeting Minutes

July 1, 2025 | 6:00pm

Location: Zoom Videoconference

218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Chrissie Van Dyke, Rick Williamson, & John Going

Board Absentees: Rachele Novak & Guy Blundon

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Chrissie); we have 3 of 5 Board members present, quorum has been established.
- 2. Review and approve of previous meeting minutes (4/1/2025):** Rocktown will correct the amount under item 5a-l in the April minutes.
 - a.** John motions to approve with the edit, Rick seconds, and the motion carries.
- 3. Financial Review (YTD, June 30th):** Through the end of June, we have \$112,622.05 in total operating income and \$152,235.84 in total operating expense.
- 4. Community Update:**
 - a.** Pool – The pool is up and running, and the 'Exit' post was installed inside the pool enclosure to allow residents to exit without needing their fob app.
 - b.** Parking Passes – Parking passes for 2025-2026 have been ordered and Rocktown will send an email in early August about picking them up. This information will also be included in the community packets, which will be hung on all units in mid-late August.
 - c.** Towing - Towing in both the condos and apartments is suspended through September 1st.
 - d.** Mailboxes – The new plaques have been installed on the mailbox clusters.
 - e.** Siding – Approval was received for the siding replacement; we are waiting on the vendor to schedule the project.
 - f.** Landscaping – Solid Rock has removed the trees as requested by the 515 building, and will be sending an estimate for other improvements such as plant replacements, cleaning the volleyball court, etc.
 - g.** Bikes – Any old bikes that were left sitting at bike racks were removed and placed in storage.
 - h.** Glo-Fiber – Glo-Fiber is being installed on the apartment side, and we have been in touch with them for the condos and are waiting to coordinate.



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- i.** Sales & Occupancy – There have been no sales so far through 2025 and there is 100% occupancy between the condos and apartments for the upcoming year.

5. Old Business: None.

6. New Business:

- a.** Clubhouse – There is discussion on updating the clubhouse, including installing new felt on the pool table, updating the furniture, and adding JMU-themed decorations.
 - i.** Rocktown will present estimates to the Board for approval for any work to be done.

7. Member Input:

- a.** John asks about the apartment's contribution for both operating and reserves.
 - i.** The amounts have been agreed upon and implemented, with payments already being received.
- b.** The apartments plan to go the route of having the mobile fob app like the condos have, which will allow both sides access to amenities.
- c.** Chrissie mentions that her daughter and other residents prefer the apartment gym due to the equipment, but she will confirm and let us know so the association can look into updating this as well.

8. Adjournment: 6:24pm (Chrissie)

9. Next meeting: October 2, 2025 at 6:00pm (Annual Meeting)