

Camden Townhomes POA / Q2 Board of Directors Meeting / May 14th, 2026, 4:30pm

Location: Rocktown Realty 2nd Floor Conference Room & Zoom

218 East Market Street, Harrisonburg, VA 22801

Minutes prepared by Jonathan Martin @ Rocktown Realty on 5/19/26.

1. Call Meeting to Order & Establish Quorum

Katelyn Hicks, Patrick Haggerty, and Amber Ham present meets 3/5 quorum requirement.

Rocktown represented by Drew Preston, Director of Operations & Jonathan Martin, Community Manager.

Meeting called to order at 4:34pm by Kate.

2. Approval of Minutes from Previous Meeting: 11/12/25 Q4 BoD3.

Motion to approve minutes by Kate. Seconded by Patrick. Unanimous approval for the 11/12/25 Q4 BOD minutes.

3. Financial Review (through 3/31/26)

Finances are tracking as expected. Camden has a cash to position to support additional investment.

4. Manager's Report

a. New manager Introduction – Jonathan Martin

b. Investment discussion – Recommend MMA

Management recommends a \$50k MMA to maintain a balance between liquidity and interest gains. Discussion on difference between CDs & MMAs.

Motion to table the MMA purchase by Patrick until we get additional rates on CDs & proceed with an e-mail ratification. Second by Amber.

c. Waste management – signs, regular & unscheduled trash pickup

Management has directed the installation of signs to discourage unauthorized dumping. Note to review landscaping contract and clarify what is expected trash pickup vs. what counts toward additional billing.

Management recommends installation of a solar light on a motion trip at the problem dumpsters as light is a good deterrent against unwanted behaviors.

Motion to quote a solar light on a motion trip by Kate. Second by Patrick. Unanimous vote on proceeding with a quote. Management will work on a quote from VMS.

d. Landscaping – report delivered to Season after Season

This will wait for the fall for implementation. Confirm warranty on plantings.

e. Insurance expansion – Fidelity Bond @ \$500k

Management recommends satisfying the statutory mandate for a fidelity bond ASAP. Requirement is to cover every dollar plus ¼ of the annual assessment plus room to grow, or \$500k for Camden.

Motion to revisit the fidelity bond after more information is provided by Kate. Seconded by Patrick.

f. Delinquency

Delinquency report is within normal tolerances.

g. Sales

Sales and property values at Camden are strong.

5. Old Business

a. Door painting & replacement—inspection complete

Management to get a quote on door replacement and make determination on all the doors.

b. Dog park expansion—quotes from Blue Ridge and L&O incoming

Management has quotes incoming from Blue Ridge Fence and LO Fence & will provide to board on receipt.

6. New Business

a. Large dumpster installation for graduation

Dumpsters to be installed next week around 5/19 if all goes according to plan. If this pilot program works well without incident, we will incorporate this into the regular schedule.

7. Open Forum for Owners – 3 minute limit per speaker

No owners present.

8. Date of Next Meeting: August 13, 2026 at 4:30 PM – Rocktown & Zoom

9. Adjournment

Motion @ 5:31 to adjourn by Amber. Second by Kate.