

Camden Townhomes POA / Board of Directors Meeting / August 13th, 2026, 4:30pm

Location: Rocktown Realty 2nd Floor Conference Room & Zoom

218 East Market Street, Harrisonburg, VA 22801

1. Call Meeting to Order & Establish Quorum

Meeting called to order at 4:31pm.

Present for Rocktown: Bernard Hamann, Jonathan Martin, Sloane Diedrich

Present for Camden: Julie Hamann, Amber Ham, Katelyn Hicks

With three of five board members present, quorum requirements are met and business may be conducted tonight.

2. Approval of Minutes from Previous Meeting: 5/14/26

Motion: Approve minutes as submitted by Amber, second by Julie.

Minutes approved by unanimous consent and will be posted to the Rocktown website.

3. Financial Review (through 7/31/26)

Jonathan reports a strong financial position heading into Q4, with revenue on track, interest projections exceeded, and expenses almost exactly on the nose. Income is at \$119,825 / 121,625. Interest is at \$9,837.49 / \$7,500. Expenses come in at \$75,498.84 / \$74,037.71.

4. Manager's Report

a. *Waste management – 30yd dumpster reflection, quote to add 5th service day*
Management considers this project a success and plans to repeat next year. 5th service date for collection not necessary at this time.

b. *Landscaping – plantings to be renewed as per inspection report*
Rocktown will work with the landscapers on renewing the landscaping property-wide.

c. *Door replacement project*
Rocktown will be requiring the replacement of damaged doors throughout the community this fall.

d. *Investment discussion – continue with \$50k CD @ ~4.1%?*

This business has been tabled until the pavilion and landscaping project have settled.

e. *Towing resumes 9/8: notice community*

f. Welcome packets: September distribution

Rocktown will distribute Welcome Packets with information on the property to incoming residents for the Fall season.

g. Retaining wall condition

During a recent inspection, the retaining wall behind the 1464 row is in poor condition and will require major repairs.

h. Delinquency

Delinquency is within normal tolerances.

^ Sales

Bernard reports a strong sales quarter with growing equity for owners.

5. Old Business

a. Ratify vote to implement the outdoor living area amenity

Motion: ratify vote to implement the outdoor living area pavilion amenity

Motion passed by unanimous consent and project will commence in October.

b. Dog park expansion: tabling or continuing?

Board recommends reapproaching Hunter's about continuing the dog park expansion.

6. New Business

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

8. Date of Next Meeting: November 12th, 2026 at 4:30 PM – Rocktown & Zoom

9. Adjournment

Meeting adjourned at 5:07

[Enclosed]

1. Zoom Link
2. 2026 Budget
3. Balance Sheet
4. May Draft Minutes
5. Retaining wall repair quote