



**Campus View Condos Annual Meeting of Owners
Meeting Agenda
October 6th, 2026 | 6:00pm
Location: Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Chrissie VanDyke & Guy Blundon

Board Absentees: John Going & Rick Williamson

Owner Attendees: Allison Lambropoulos

Other Attendees: Alex Portillo (CV Apartments Manager w/ Greystar)

Management Attendees: Bernard Hamann, Sara Pittella (HOA), & Karin Crawford (PM)

- 1. Call meeting to order & establish quorum:** Guy calls the meeting to order at 6:04pm.
 - a. Quorum requires 25% of 59 units, which is 15. We have 18 owners in attendance, either in-person or by proxy; quorum has been established.
- 2. Review and approve of previous meeting minutes (November 6th, 2025):** Guy motions to approve minutes, Chrissie seconds, called to vote; all in favor, none opposed, motion passes.
- 3. Financial Review (YTD, September 30th):** Total operating income is at \$203,024.86 and total operating expenses are \$177,454.40; net operating income is \$25,570.46, while net income is \$20,226.46.
- 4. Manager's Report:**
 - a. Paxton 10 App for Pool & Clubhouse Access:
 - i. Rocktown has been working with PM, owners, and tenants to add them to the Paxton 10 system and grant amenity access.
 - ii. Guy inquires to whether or not the condo access key also grants access to the apartment clubhouse, and if the apartment clubhouse key grants access to the condo clubhouse; they are indeed interchangeable.
 - b. Pool:
 - i. Tile Damage Repair Quote (National Pools): Travis brought damaged drain area to our attention a month ago and informed us that the water level is constantly lowering and is requiring frequent "topping off" to maintain proper water levels. Quote for \$1,976 includes dye testing for identifying where leak is occurring, "underwater magic" (waterproof sealant), drain and tile repair/replacement, and labor costs. If there is still issue with maintaining the water level, a pressure test will need to be performed and will be a separate cost. However, the representative said this course of action (dye test first) is "best-practice". Board approves estimate; Sara will reach out to National Pools to schedule a service date and coordinate with Travis (Mountain Valley Pools) so he can be on-site to



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drain the pool for the repair to be performed. Travis will then proceed with winterizing the pool and closing it down for the season.

- ii. Guy suggests closing the pool down later in the season (after Columbus Day). Bernard says we can certainly do that, considering most residents move-in after Labor Day and closing earlier doesn't leave them much time to use the pool.
- c. Landscaping (Solid Rock):
 - i. Chrissie mentions being unhappy with the current state of the lawn in some areas (patchy, brown & dry, etc.) and says some of the current bushes need replacing. Sara will reach out to landscaper to obtain quote for shrub/bush replacement(s) and possibly fertilizing & aerating lawn in the fall.
 - ii. We are in contact with other vendor(s) to obtain a competitive quote for landscaping and snow removal services for next year.
- d. Sprinkler Inspection:
 - i. HFD/911 Communication System-
 - 1. This year, communication boxes have been replaced, and a fire safety inspection was completed by the Harrisonburg Fire Department. The items marked as "failed" were faded red fire lane markings in the parking lot, 2 egress lights, and 2 exit signs. These repairs have since been made and we will contact HFD to request a re-inspection.
 - 2. We received news from Verizon that the current copper landlines that Hawk uses as a secondary communication system are slated to become obsolete, which is problematic because we need to have 2 ways of communication (one being radio and a secondary, currently copper landline) for the Hawk system to function properly.
 - 3. The replacement for the copper landlines that Verizon is offering is a VOIP line, which, per Hawk, won't work because it's "too fast".
 - 4. We have been in touch with HFD to inquire about a suggestion for the secondary line of communication but have not heard back yet. HFD reports that this is a problem that other businesses/companies/etc. are facing.
 - 5. Hawk Security & HFD are actively attempting to identify an alternative line of communication.
- e. Towing (1st Choice):
 - i. Towing was suspended for JMU Parent's Weekend (Oct. 2nd-4th). Chrissie suggests suspending again for JMU Alumni Weekend (Oct. 16th and 17th); Board agrees, Sara will contact Derek at 1st Choice to let him know.



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- f. Engineer's Report on Deck: Alex from CVC contacted Sara to let her know the resident of 525-202 was concerned about the deck "sloping"; Sara contacted Engineering Solutions (vendor who previously performed major repair on decks on building 525) and asked them to come investigate. Upon investigating on-site, the concerns were deemed unfounded. An official report was sent by Engineering Solutions explaining their findings (the sloping is "by design" and there is no deterioration present) and that report was shared with Alex who then shared it with the concerned resident/owner.
- g. Clubhouse Updates:
 - i. Vandalism & Police Involvement:
 - 1. Earlier this month (around the 1st), we noticed that there was new, additional damage to the clubhouse. Upon review of the camera footage, we were able to spot 3 juveniles hopping the pool fence and then entering the clubhouse. During the time they spent inside, we captured footage of them causing damage. We then reached out to the HPD to file an incident report; the reporting officer noted the damage.
 - 2. Over that weekend (the 5th & 6th), we received a complaint from a tenant about juveniles being in the pool area and instigating confrontations with residents. We reviewed the camera footage the next day and provided updated footage and information to our contact at HPD.
 - 3. There was a third incident later that week where the juveniles were using the amenities; HPD responded to the scene and provided each of them with a no trespass order, which is valid for one year.
 - 4. HPD has identified the minors and we are continuing to work with their parents & guardians in order to recover the costs of repairing the damaged caused.
 - 5. The clubhouse repairs are scheduled to be completed within the next couple of weeks.
- h. Sales & Occupancy:
 - i. In the past year, 7 units have sold from anywhere between \$260,000 and \$271,000. In February 2020, the average selling price of a unit was \$180,000, and in 2024 it was \$240,000. The selling prices continue to increase.
 - ii. Rocktown manages 29 of the 59 units at Campus View and all of them are occupied.
- i. Delinquency: None.



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5. Old Business:

- a. HVAC: Bernard to obtain assessment on HVAC replacement.

6. New Business:

- a. Doors Project: The doors, stairs, and breezeways of buildings 510, 515, 520, 525, and 2455 were pressure washed this summer. We are now working on obtaining estimates for painting the door frames and doors.
- b. Clubhouse Improvements: Clubhouse makeover was suggested to bring the condo clubhouse on-par with the new apartment clubhouse (ie- new furniture, paint, etc.). Guy suggests working with an interior designer, Chrissie suggests leaning into JMU theme to differentiate from the style of the clubhouse at the apartments. Project proposal is well-received by all but tabled for now. Ideally, the project would occur next Spring so improvements could be advertised during "rental season".
- c. Patio: Chrissie suggests getting a price on some new patio furniture to match the new pool chairs and loungers; Bernard mentions that some of the Adirondack chairs at the pool were intended for the patio but have been moved by residents.
- d. Camera Footprint: Concerns about attempted car break-ins in other communities nearby- is there camera coverage in the parking lots? There a small section of the parking lot near the pool entrance that is within camera range, but nothing else. Increasing camera footprint would be costly (new cameras, installation & wiring, storage, etc). Tabled for now, will re-visit if we start to get reports of attempted break-ins or other concerning issues.

7. Board of Directors Elections:

- a. With only 4 Board members, Bernard suggests adding a fifth if anyone present at the meeting is interested, as an odd number would guarantee a definitive majority and eliminate the possibility of a split-decision. Chrissie nominates Allison Lambropoulos, Guy seconds, called to vote; all in favor, none opposed; motion passes.

8. Adjournment: Chrissie adjourns the meeting at 7:05 pm.

9. Next Meeting: Board meeting TBD.