campus view

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Campus View Condos Annual Meeting of Owners
Meeting Minutes
November 6, 2025 | 6:00pm
Location: Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Rick Williamson & John Going
Board Absentees: Chrissie VanDyke & Guy Blundon
Owners: We have 30 owners in attendance by proxy and via Zoom.
Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:02pm (Rick); per the Bylaws, 25% of owners must be represented by attending or by proxy, which is 15.
    a. We have 30 owners represented and quorum has been established.

2. **Review and approve of previous meeting minutes:** Rick motions to approve the minutes as written, John seconds, and the motion carries.

3. **Financial Review (YTD, October 31st):** Total cash on hand is $246,382.48, with total assets of $748,382.48. Total liabilities and capital are also $748,382.48. Total income at this time is $191,055.51 and total expenses are $208,441.43, for a net income of -$17,385.92.

4. **Manager's Report:**

    a. Mobile App for Pool & Clubhouse – Campus View Apartments are working to get the same Paxton 10 system put into place as the condos, and once this has been installed, the mobile apps will work for both clubhouses and gyms, and the pool.
    b. Pool – The pool has been closed for the season and we plan to open it early again next year to allow students more time to enjoy it.
    c. Landscaping – Solid Rock is working on completing the additional work that has been approved by the Board.
    d. Sprinkler Inspection – This was completed in July, and the association passed the inspection. This was coordinated through Hawk Security, ABC Fire, and the Harrisonburg Fire Department.
    e. Towing – Was suspended May through early September for the summer and is currently in place.
    f. Clubhouse Updates – The pool table felt was replaced with a purple color to tie in the JMU theme. New accessories for the table were also added.
    g. CV Apartment Assessments – A new line item was added to the budget this year for an annual operating contribution from the Campus View Apartments.

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i. The contribution is 73% of the year-end totals for the operating expenses that include pool maintenance, clubhouse/pool area cleaning, power washing, and fitness equipment.
ii. The percentage comes directly for the agreement between the condos and apartments in the governing documents.
iii. The association will do the same for all future year-end totals.

h. Sales & Occupancy – Four units sold thus far in 2025, with prices ranging from $260,000 - $268,000.
    1. The Rocktown-managed units are fully rented for the upcoming year.

5. **Old Business:** None.

6. **New Business:**

    a. Corbin Singleton asks about the association's funding based on the reserve study and the parking lot/asphalt maintenance.
        i. Dues do not look to decrease due to there being only 59 condo units, but Bernard clarifies that the $265/month should be sufficient to maintain the reserves as needed for projected capital expenditures, such as the parking lot.
    b. Alex Wisnieski, manager of the apartments, asks about getting matching pool furniture.
        i. This is something the Board will discuss and decide on at the next Board meeting.
    c. Laura Savage mentions how happy she has been with the responsiveness and timely communication since Rocktown has been managing the association.

7. **Board of Directors Elections:** The Bylaws call for there to be 3-7 Board members, each with 3-year terms. We currently have 4 members and would ideally like to add at least 1 more, since Rachele resigned due to selling her condo.
    a. Since there are 4 members and the remaining members have existing terms, there is no need to hold elections this year.

8. **Adjournment:** 6:27pm (Rick)