



**Campus View Condos Board Meeting Minutes**  
**July 7, 2026 | 6:00pm**  
**Location: Zoom Videoconference**  
**218 East Market Street, Harrisonburg, VA 22801**

Board Attendees: Chrissie VanDyke, Guy Blundon, & Rick Williamson

Board Absentees: John Going

Management Attendees: Bernard Hamann & Erica Crawford – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:03pm by Chrissy; we have 3 of 4 members present, quorum has been established.
2. **Review and approve of previous meeting minutes (April 7<sup>th</sup>, 2026):** Guy Blundon motions to approve the minutes as written, Rick Williamson seconds, motion carries.
3. **Financial Review (YTD, June 30<sup>th</sup>):** Through the end of June, we have \$127,354.29 in total operating income and \$60,470.62 in total operating expense. As of June 30<sup>th</sup>, we have \$500,000 in total investments, and \$225,000 in cash. We are projecting a \$40,000 surplus for the year; future reserve funding may need adjustment.
4. **Community Update:**
  - a. Pool Opening/Furniture – The pool opened early, furnished with brand new furniture.
  - b. Parking Passes – Parking passes for 2026-2027 are now available and have been provided to tenants and owners upon request.
  - c. Towing - Towing is scheduled to be suspended for graduation through Labor Day and this has been coordinated with the apartments as well; towing is to resume on September 8<sup>th</sup>, 2026.
  - d. Sales & Occupancy – 2 condo sales are pending: 520-104 at \$255,00 and 515-302 and \$275,000, with estimated close dates of August 3<sup>rd</sup> and 8<sup>th</sup>, respectively.
  - e. JMU On-Campus Dorms- New JMU President plans to increase on-campus housing by 50% by 2040, which will reduce off-campus student numbers by 5,000 over the next 14 years.

5. **Old Business:**



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- a. HVAC on Balconies- Concerns expressed about replacing units that currently require external condensers; individual owners are responsible for replacing HVAC units. Goal is to revert to original, internal units for future replacements.
  - i. Bernard to get with Moriarty regarding HVAC replacement regarding: liability on balconies, future replacement intentions.
- b. GloFiber- Board rejects proposal to install GloFiber internet in the condos

### **6. New Business:**

- a. Cameras – Current camera system covers gym, clubhouse, and pool entrance, but lacks coverage in parking lots, breezeways, and dumpsters.
  - i. Bernard- Reach out to Apex Solutions to get a proposal/quote for additional cameras in parking lots, breezeways, and dumpster areas.
- b. Vandalism in Clubhouse- Rocktown will reach out to VMS to schedule the various repair jobs.
- c. Maintenance-
  - i. Paint doors- Assess state of front doors during a community inspection; repaint or possibly replace, if necessary.
  - ii. Crumbling concrete stairs- Assess during a community inspection; potential maintenance or replacement.
  - iii. Power-washing- Will occur before 2026 school year begins and residents begin move-in on August 21<sup>st</sup>.
- d. CDs- To mature in 5-6 weeks; will reach out to get direction on what to do with funds.
- e. Board Members- Reach out to Board members to confirm their willingness to remain on the Board for the next term.

### **7. Member Input: None.**

### **8. Adjournment: 6:44pm by Chrissy**

### **9. Next meeting: Annual Meeting- October 6<sup>th</sup>, 2026 at 6pm.**