



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

Board Attendees: Chrissie VanDyke, John Going, & Rick Williamson

Board Absentees: Guy Blundon

Other Attendees: Alex Portillo – Campus View Apartments Manager

Management Attendees: Bernard Hamann & Kayleigh Sponaugle – Rocktown Realty

- 1. Call meeting to order & establish quorum:** 6:01pm (Chrissie); we have 3 of 4 members present, quorum has been established.
- 2. Review and approve of previous meeting minutes (1/8/2026):** Rick motions to approve the minutes as written, John seconds, motion carries.
- 3. Financial Review (YTD, March 31st):** Through the end of March, we have \$58,095.88 in total operating income and \$99,191.75 in total operating expense.
 - a. On the reserve expense side, \$5,344.00 was spent on the deck repair project in 525-302 and 525-304 that were done towards the end of 2025.
- 4. Community Update:**
 - a. Pool Opening/Furniture – The pool is scheduled to open by mid-April, with the new furniture installed and the old furniture removed.
 - b. Parking Passes – Parking passes for 2026-2027 have been ordered.
 - c. Towing - Towing is scheduled to be suspended for graduation through Labor Day and this has been coordinated with the apartments as well.
 - d. 2455-303 Settling – During a home inspection, cracking in walls was noticed and Rocktown sent VMS in to assess it. They determined that it was normal settling rather than any structural concerns.
 - e. Sales & Occupancy – 4 condos sold in the Fall of 2025, with all of them being on the market between 20-60 days and having consistent price points between \$260,000 - \$268,000.
 - i. Rocktown does not have any vacancies and is still leasing for the upcoming year.
 - f. Pickleball – The Board explores the possibility of adding portable pickleball nets to the basketball court, with costs ranging from \$200 - \$1,000.



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- i. Chrissie expresses concerns about liability and safety risks given the location of the basketball court right off a busy street.
- ii. John suggests they table this discussion for the time being.

5. Old Business:

- a. HVAC on Balconies – 10/12 units on the 525 building have units on balconies, and 20% of the other condos have exterior units.
 - i. Bernard raises concerns about enforcing compliance for units that had already installed outdoor units, stating it would be unfair to require owners to reverse course.
 - ii. Chrissie expresses frustration that major changes were made without following the proper ARC approval procedures, which led to similar modifications in other units.
 - 1. The Board agrees to have a formal letter drafted by an attorney, reminding owners that exterior modifications require approval and that any future HVAC replacements must use interior units only. When the existing exterior units need to be replaced, they must revert to internal units, as originally designed.
- b. 2026 Budget – Chrissie motions to approve the modified budget, Rick seconds, and the motion carries.
 - i. This budget includes a \$22,009.99 operating contribution from Campus View Apartments, which was calculated based on their 73% pro-rata share of various operating expenses including pest control, pool maintenance, and liability insurance.

6. New Business:

- a. GloFiber – GloFiber requested to extend fiber optic internet into each condo, which would require access to each unit's attic and walls, with a coordination fee of \$100 per door proposed for Rocktown to manage the project.
 - i. The Board expresses concern about the intrusion into private units and the high cost of the service, proposing that all owners have an opportunity to provide feedback prior to a decision being made.



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- ii. The discussion concludes with Bernard agreeing to provide contact information to John for Jake at GloFiber, to see if any additional incentives can be offered.
 - b. Cameras – The Board discusses expanding the community’s camera system to better cover parking lots and exterior areas after several residents reported vehicle damage incidents.
 - i. Rocktown will reach out to obtain pricing and coverage details from Apex Security to present to the Board for approval.
- 7. Member Input:** None.
- 8. Adjournment:** 7:07pm (Chrissie)
- 9. Next meeting:** July 7, 2026 at 6:00pm