



Campus View Condos Board Meeting Minutes
January 8, 2026 | 6:00pm
Location: Zoom Videoconference
218 East Market Street, Harrisonburg, VA 22801

Board Attendees: Chrissie VanDyke, Guy Blundon, & John Going

Board Absentees: Rick Williamson

Management Attendees: Kayleigh Sponaugle & Drew Preston – Rocktown Realty

1. **Call meeting to order & establish quorum:** 6:05pm (Chrissie); we have 3 of 4 members present, quorum has been established.
2. **Review and approve of previous meeting minutes (7/1/2025):** Guy motions to approve the minutes as written, John seconds, motion carries.
3. **Financial Review (YTD, December 31st):** Through the end of December, we had \$221,346.11 in total operating income and \$235,365.49 in total operating expense.
4. **Community Update:**
 - a. Fobs – The Paxton-10 fob system is now working across both the condo and apartment communities.
 - b. Sales & Occupancy – Four condos sold in 2025, ranging from \$260,000 - \$268,000.
5. **Old Business:** None.
6. **New Business:**
 - a. Pool Opening/Furniture – We plan to have the pool open in early to mid-April and will replace the current pool furniture so that everything is cohesive.
 - b. HVAC on Balconies – Guy explains that structural flaws in the original units required them to be relocated to balconies on the 525 building, though this has been an expensive process. They are going through to move all units to balconies, and other condos do not have this issue. He is willing to pay to remove them as needed when balcony repairs come due.
 - i. John & Chrissie express aesthetic concerns about having units visible on balconies, fearing it would devalue the property.



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- ii. Rocktown will review relevant governing documents to determine the appropriate process and/or if a letter should be sent to Guy regarding compliance with exterior modification rules.
- iii. The need for clear rules and regulations is discussed, particularly regarding aesthetics and storage on balconies.
 - 1. Rocktown confirms that the rules and regulations document can be updated to include language prohibiting future installations of HVAC units on balconies.
- c. Landscaping/Snow Removal – Chrissie motions to ratify the email vote approving Solid Rock as the landscape and snow removal vendor for 2026, Guy seconds, the motion carries.
 - i. Chrissie expresses concerns about the lack of visible improvements in landscaping work and questioned whether the work had been completed as billed. Rocktown will follow up with the vendor and get visual evidence of the improvements that were made.
- d. CD Renewals – Guy motions to ratify the email vote approving reinvesting funds of both CD's the association holds, John seconds, and the motion carries.
- e. 2026 Budget – The 2026 budget is presented to the Board.
 - i. The current assessments will remain the same.
 - ii. Chrissie motions to approve the budget with the contingency of adding an exterior pest control line item, John seconds, and the motion carries.

7. Member Input:

- a. Chrissie expresses concerns about breezeway stairs and sidewalks deteriorating, both of which are scheduled for replacement between 2030-2033 per the reserve study.

8. Adjournment: 6:59pm (Chrissie)

9. Next meeting: April 7, 2026 at 6:00pm