



**Hall Associates**  
Commercial REALTORS since 1975

**Braxton Park Property Owners Association**  
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011  
112 Kirk Ave SW - Roanoke Virginia 24011

Chrissy Greene/VP of Association Management – cgreene@hallassociatesinc.com  
Nikki M. Pritt/Association Manager – npritt@hallassociatesinc.com

**MINUTES**  
**BOARD OF DIRECTORS MEETING**

January 27, 2022

Pending Review/Approval at Next Board Meeting

	<b>Name</b>	<b>Position</b>	<b>Term Expires</b>
Board Members Present:	Ed Barnhouse	President	2022
	Devin Snelick	Vice President	2022
	Brooke Scott	Director	2024
	Cheryl Bennett	Director	2022
	Cassidy Auwarter	Director	2024
Board Members Absent	Zak Hayes	Director	2023
	Demond Bolden	Director	2022
	Lauren Blanks	Secretary	2023
	Teresa Hunter	Treasurer	2024
Others Present:	Nikki Pritt	Association Manager	
	Jamie Scott	Owner	

**I. DETERMINE QUORUM AND CALL TO ORDER**

A quorum was met with five board members in attendance. The meeting was called to order at 6:01 PM at Living Water Ministries located at 1071 Waterlick Road.

**II. OWNERS FORUM**

There were no owners who wished to address the Board.

**III. APPROVAL OF THE MINUTES**

A motion was made (Snelick) and seconded (Scott) to waive the reading of the November 11, 2021 minutes and accept them as written. Motion passed unanimously.

**IV. FINANCIAL REPORT**

Board members receive financial reports each month prior to the meeting to review. A motion was made (Snelick) and seconded (Scott) to approve the financials through December 31, 2021. Motion passed unanimously.

Account balances through 12/31/21:

Operating Account:	\$ 82,232.73
Operating Reserve Account:	\$ 31,770.15
Capital Reserve Account:	<u>\$ 85,562.89</u>
	\$199,565.77

## V. UNFINISHED BUSINESS

**Retention Pond Improvements** – Pond A work has been approved and contractor has been notified. This is now pending contractor's schedule. Contractor noted that they cannot begin work until the weather is warmer and the ground is dry.

**Pool Work and Schedule** – A motion was made (Barnhouse) and seconded (Scott) to approve the quote from Pool Doctor. Motion passed unanimously.

## VI. NEW BUSINESS

**Pond Fountain** – The fountain light wires and motor cables both have been chewed through. Solitude is recommending replacing cables/wires with stainless steel coated wires/cables.

**Muskrat Control** – The Board discussed the process and cost for muskrat control outlined by the wildlife control company. No decision was made.

**Tree Trimming** – The trees along Logan Lane are overgrown and most are nearly touching or already touching the buildings. An estimate was received for trimming back all trees on Logan. No decision was made.

## VII. EXECUTIVE SESSION

A motion was made (Barnhouse) and seconded (Bennett) to go into executive session to discuss possible violations. Motion passed unanimously.

After executive session, a motion was made (Barnhouse) and seconded (Snelick) to send opportunity to correct letters and violation letters with an opportunity to request a hearing. Motion passed unanimously.

## VIII. NEXT MEETING DATE, TIME, LOCATION

The next meeting will be held on March 7, 2022 at 6 pm at Living Water Ministries – 1071 Waterlick Road, Lynchburg, VA 24502. Future meetings are listed online at [www.braxtonpark.com](http://www.braxtonpark.com).

## IX. ADJOURNMENT

There being no additional business to discuss, the meeting was adjourned at 7:26 PM.