



Hall Associates
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Braxton Park Property Owners Association
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
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MINUTES
BOARD OF DIRECTORS MEETING

April 12, 2022

Pending Review/Approval at Next Board Meeting

	Name	Position	Term Expires
Board Members Present:	Devin Snelick	President	2022
	Lauren Blanks	Secretary	2023
	Teresa Hunter	Treasurer	2024
	Cassidy Auwarter	Director	2024
	Zak Hayes	Director	2023
Board Members Absent	Vacant	Vice President	2022
	Demond Bolden	Director	2023
	Brooke Scott	Director	2024
	Cheryl Bennett	Director	2022
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, four in person and one via telephone (Hayes). The meeting was called to order at 6:06 PM at Living Water Ministries located at 1071 Waterlick Road.

II. OWNERS FORUM

There were no owners present who wanted to address the Board.

III. APPROVAL OF THE MINUTES

A motion was made (Auwarter) and seconded (Hunter) to waive the reading of the March 7, 2022 minutes and accept them as written with noted changes. Motion passed unanimously.

Edits: Demond Bolden's term should be listed as 2023.

IV. FINANCIAL REPORT

Board members receive financial reports each month prior to the meeting to review. President Snelick had questions regarding one trash removal invoice that was coded incorrectly. The Board will defer approving the financials through March 31, 2022 until the correction has been made.

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. RSG Landscaping is the Contractor. Total cost for Pond A repairs/improvements is \$9,400.

Pool Work and Schedule – The approval was given to the contractor, Pool Doctor. The estimated cost for the work is \$23,247.00. The work is pending the contractor's schedule but should start within the month. The contractor hopes to have the work completed before the projected pool open date.

Pond Fountain – The fountain light wires and motor cables will be replaced with stainless steel coated wires and cables to avoid being chewed through in the future. The work is pending the contractor's schedule.

Muskrat Control – The Board has determined that no action is necessary at this time.

Tree Trimming – After additional consideration, the Board asked management to obtain two additional estimates for trimming the trees on Logan.

Sidewalks on Mallard – One building had their private sidewalks eroded by the ice melt chemical placed on the sidewalks by the snow removal company. After consulting with the association attorney, the Board has determined that the association is responsible for repairing the damage. Estimates were obtained previously. A motion was made (Blanks) and seconded (Auwarter) to approve the estimate from Shields Concrete to repair the sidewalks at 114, 120, 124, 128, and 130 Mallard Lane and apply sealant. Motion passed unanimously.

Pool Opening – The pool is scheduled to open on May 15th, provided that the work is completed on the pool surface, pool coping and tile work at that time. The pool hours will be 9am to 9pm every day. The board determined that a pool monitor will be posted on Friday afternoons (5p-9p), and Saturday and Sundays (12p-9p). The pool is scheduled to remain open through September 30th, but the closing date is dependent on the weather. 2022 Pool Forms will be mailed to owners to return and have their keys activated. A 2022 form must be on file before keys will be activated.

Deck Staining – The Board determined that all decks within the association must be stained one of the approved colors by June 1, 2022. An inspection will be done after the deadline and any decks that have not been done will be stained by the association at the owner's expense. A letter will be sent to all owners letting them know of the deadline and approved colors.

Property Clean Up – A clean up date will be set and residents will be notified. All residents are encouraged to participate in helping to clean up the neighborhood.

Exterior Maintenance Walk Through – The Board performed a walk through of the property and a report was submitted to management to address certain items.

Pressure Washing – Management will obtain estimates for pressure washing for four buildings at the bottom of Rowse (near Logan), the two buildings on Sprouse and the pool house.

Sealcoating on Mallard – Management will obtain estimates for sealcoating on Mallard Lane.

VI. NEW BUSINESS

Neighborhood Cookout – A neighborhood cookout has been planned for Saturday, April 30, 2022 from 11:30a to 1pm. The main goal is to meet and greet with neighbors and set up a Neighborhood Watch. The Sheriff's Office may have a representative present to discuss setting up a Neighborhood Watch. A portion of Logan Lane in front of 125 Logan will be blocked off with cones for the event.

Speed Limit – All residents are reminded that the speed limit throughout the neighborhood is 15 mph. Please remember to use caution when driving throughout the neighborhood. With warmer weather, many residents and young children will be outside more. Please be courteous and remind all guests to refrain from speeding through the parking areas as well.

Security Camera Footage – After recent larcenies from vehicles, as well as vehicle thefts, Campbell County Sheriff's Office is requesting all residents' cooperation in providing surveillance footage and crime reporting. Anyone with Ring, Blink, etc. surveillance systems is encouraged to participate. Investigator Wade with Campbell County is attempting to make a list of all Braxton Park residents who will be willing to cooperate with law enforcement to collect any video footage for various crimes which may occur in the future. Anyone willing to help should email your name, address and phone number to Investigator Wade at jmwade@co.campbell.va.us and let him know that you are willing to help supply surveillance footage as needed.

VII. EXECUTIVE SESSION

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

After executive session, a motion was made (Auwarter) and seconded (Hunter) to send several violation letters. Motion passed unanimously.

VIII. NEXT MEETING DATE, TIME, LOCATION

The next meeting will be held on May 16, 2022 at 6 pm at Living Water Ministries – 1071 Waterlick Road, Lynchburg, VA 24502. Future meetings are listed online at www.braxtonpark.com.

IX. ADJOURNMENT

There being no additional business to discuss, the meeting was adjourned at 6:57 PM.