



**Hall Associates**  
Commercial REALTORS since 1975

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

June 29, 2021

Pending Review/Approval at Next Board Meeting

	<b>Name</b>	<b>Position</b>	<b>Term Expires</b>
Board Members Present:	Devin Snelick	President	2022
	Ed Barnhouse	Vice President	2022
	Cassidy Williams	Director	2021
	Lauren Blanks	Secretary	2023
	Teresa Hunter	Treasurer	2021
	Bill Hunter	Director	2021
	Zak Hayes	Director	2023
	Cheryl Bennett	Director	2022
Board Members Absent	Demond Bolden	Director	2023
Others Present:	Nikki Pritt	Association Manager	
	Crisiti & Haley Gram	Owner	

**DETERMINE QUORUM AND CALL TO ORDER**

A quorum was met with eight board members in attendance. The meeting was called to order at 6:05 PM at Living Water Ministries located at 1071 Waterlick Road. Demond Bolden joined the meeting after the call to order.

**I. OWNER FORUM**

Cristi and Haley Gram were in attendance to discuss an issue that took place with the closing process on their home. They were new owners and did not have the governing documents and policies because a disclosure packet was not requested by the previous owner to provide to the new owner, as required by state law. This caused many issues for Mrs. Gram as a new owner and she expressed her frustration and displeasure at the entire process.

**II. APPROVAL OF THE MINUTES**

A motion was made (Blanks) and seconded (Barnhouse) to approve the minutes from May 20, 2021 as written. Motion passed unanimously.

### III. FINANCIAL REPORT

Board members receive financial reports each month prior to the meeting to review. A motion was made (Barnhouse) and seconded (Blanks) to approve the financials through April 30, 2021. Motion passed unanimously.

### IV. UNFINISHED BUSINESS

**Retention Pond Improvements** – A proposal was received from RSG for the needed repairs to the retention pond system. Management is still working to obtain additional proposals. The Board currently has two proposals to consider.

**Trees at Pool** – This work will be done in the fall after the pool has closed.

**Streetlight on Mallard** – The Board determined that a street light in the proposed location isn't feasible. Management is researching solar street lights as an option for this area.

**Exterior Maintenance on Townhomes** – Management is working on letters to be sent to owners who have items that require maintenance on their homes. Now that pressure washing is complete, the Board will require the work to be done.

**Pool Work** – Management will meet with contractor to obtain pricing on resurfacing the pool.

**Bag Worm Treatment** – This will be completed later in the week.

**Water Main on Mallard** – This item is complete.

**Mulching** – The old mulch on Logan will be removed and replaced with fresh mulch. This will be done on other roads on a rotating basis in order to keep costs down.

**Pressure Washing** – This item is complete.

**Sidewalks Repairs on Mallard** – Management will obtain estimate on repairing or replacing the personal concrete sidewalks that were damaged over the winter by ice melt chemicals.

### V. NEW BUSINESS

**Electrical Repairs at Pool** – There are a couple of outlets that need to be replaced in the pool room and on the pool deck. The front light post at the pool gate also needs the bulb replaced and globe repaired. The attic fan in the back room is also not working. An electrician will be contacted to take care of these items.

**Pond Signs** – Management will have additional signs made and posted around the pond to remind everyone of the pond rules. As a reminder, the pond is for Braxton Park POA residents only. Fishing should be catch and release only. No one should enter the water for any reason.

**Pool Gate** – There is an issue with the gate at the pool not closing properly. Management will have a spring hinge added to the gate and have the magnet checked.

**Drainage Near Pool** – A motion was made (Snelick) and seconded (Bennett) to approve a proposal submitted by CLC to make some drainage repairs near the pool and trash area on Rowse behind the pool. Motion passed unanimously.

**Updated Rules and Regulations** – A motion was made (T. Hunter) and seconded (Blanks) to approve the addition of two new rules for the association Rules and Regulations: No fire pits or tiki torches permitted on decks, or other open flames. No storage containers, bikes, scooters, toys or other items may be stored or kept in the mulch bed area of the front yard. Only decorative statuary, garden flags or other garden decorations are permitted. Motion passed unanimously.

**VI. EXECUTIVE SESSION**

A motion was made (Snelick) and seconded (Barnhouse) to go into executive session to discuss possible violations. Motion passed unanimously. After executive session a motion was made (B. Hunter) and seconded (Barnhouse) there was no action taken.

**VII. NEXT MEETING DATE, TIME, LOCATION**

August 5, 2021 at 6pm at Living Water Ministries – 1071 Waterlick Road, Lynchburg, VA 24502

**VIII. ADJOURNMENT**

There being no additional business to discuss, the meeting was adjourned at 7:58 PM.